



The Barn



The Barn

Trewan Hill, St Columb, Cornwall, TR9 6DB

St Columb Centre 1 mile North Coast 4.5 miles

A delightful barn conversion with land in a fine position enjoying attractive views.

- Beautifully Presented
- Kitchen & Utility Room
- 3 Bedrooms & Bathroom
- Garden
- Freehold
- Reception Hall
- 2 Receptions
- Integral Garage
- Adjoining 3 Acre Field
- Council Tax Band D

Guide Price £699,950

SITUATION

The Barn stands in a commanding position enjoying far-reaching countryside views initially over its own land, to St Columb with its church and the Lanherne Valley.

St Columb Major is a historic small town which boasts a number of architecturally important buildings together with a variety of shops and other amenities. About 4.5 miles to the is the North Cornwall coastline with sandy beaches at Watergate Bay, Mawgan Porth, Porthcothnan and Treyarnon Bay.

Newquay and Wadebridge offer a comprehensive range of shopping facilities and the cathedral city of Truro is about 16 miles to the south.

DESCRIPTION

The approach to The Barn is via a stone splayed gated entrance to a private tarmac drive, with lawns either side, and which leads to car parking areas for a number of vehicles adjacent to the residence and its integral garage.

The accommodation is beautifully presented throughout and presents traditional features including vaulted beamed ceilings and stripped solid oak flooring. On the ground floor is a welcoming Reception Hall and Inner Hall, with Cloakroom and Sitting Room being a well-proportioned room with wood-burner set in a fireplace recess. Off is a Dining Room which takes full advantage of the views.



The impressive Kitchen offers a matching comprehensive range of modern Sage coloured kitchen units with light granite worktops to splashback tiling and incorporating a pair of Neff fan assisted ovens and grills with five gas rings and extractor hood over, single drainer sink unit, integral dishwasher, Neff microwave and refrigerator/freezer; cupboards, wine racks, basket storage, drawers and display cabinets.

Also on the ground floor is a useful Utility Room with matching Sage units, deep earthenware sink unit and plumbing for washing machine and door from the Reception Hall to the Integral Garage.

On the first floor, all off a Landing, are three double Bedrooms, two of which include a range of fitted comprehensive bedroom furniture and offer high vaulted ceilings with oak exposed timbers. The contemporary Bathroom offers a fully tiled bathroom with side filling bath, suspended modern washbasin with mirror fronted bathroom cabinet over, walk-in shower, wc and chrome wall mounted towel radiator.

The third Bedroom has access through to a Dressing Room with mirror fronted fitted double wardrobes.

THE GARDEN

On the southern side of the barn is a raised paved seating terrace with, below, a dog friendly lawn with stone wall and fenced borders with access through to an enclosed area with a timber and Garden Shed about 7'3 x 5'4 with adjoining rear Log Store and larger timber Storage Shed about 9'5 x 7'5 with power, lighting and internally lined.

On the western side is an extensive paved terrace with wrought iron, stone and timber fence borders enjoying tremendous views towards St Columb and the Lanherne Valley.

THE FIELD

Adjacent to The Barn and protecting its view, is a single pasture field with hedge and fenced boundaries and which extends to about 3 acres.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From the centre of St Columb opposite Bank House, turn left and drive down the hill. Bear to the left as signposted towards St Mawgan and drive down into and out of the valley. (Ignore the turning to the right to Gluvian). Drive up the hill for about 300 yards and the stone wall splayed entrance to The Barn will be seen on the left-hand side.

SERVICES

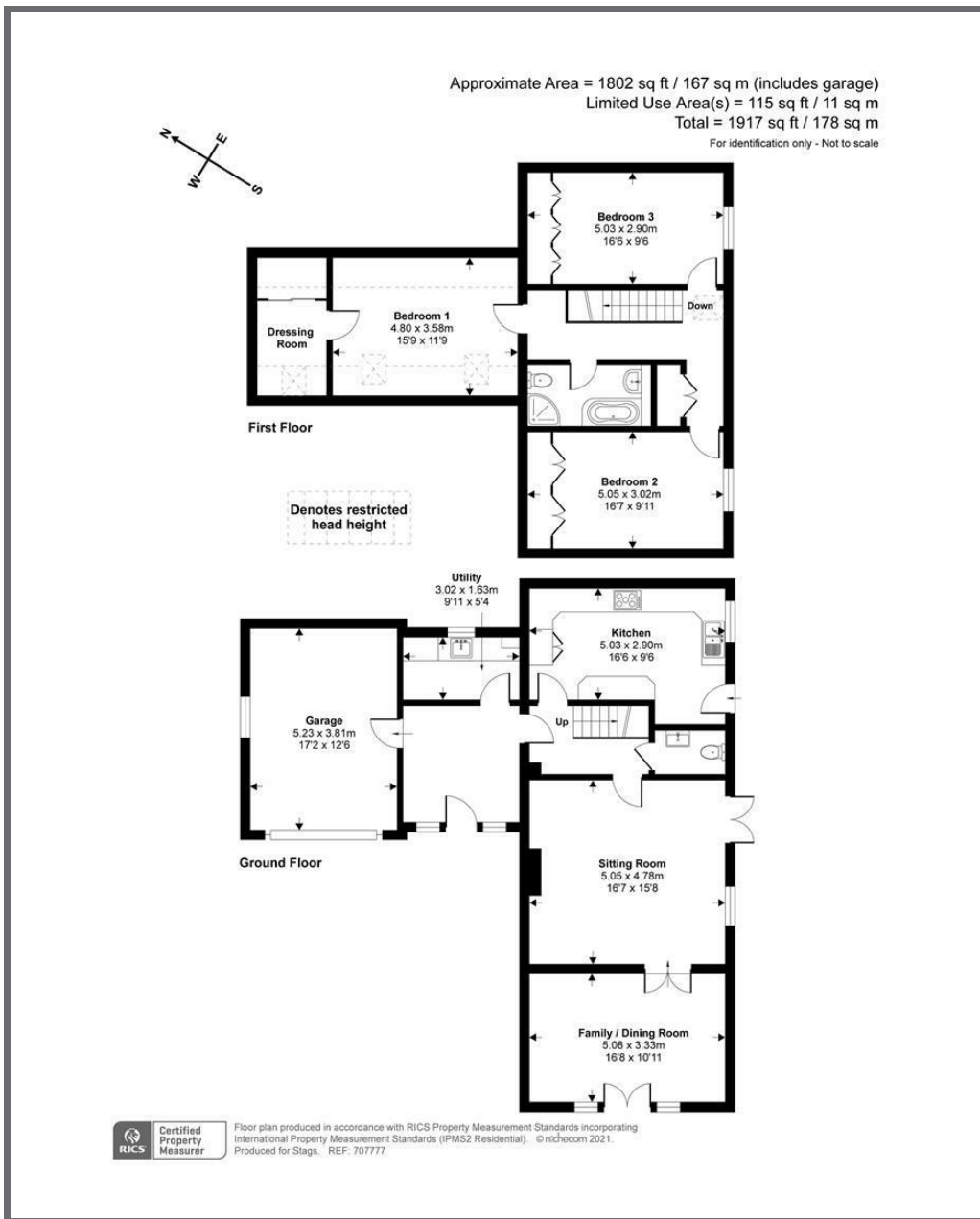
Mains electricity and gas connected. Private drainage (Septic Tank) . Private bore hole water supply. Double-glazed. Gas fired central heating. TV and telephone points. Standard and Superfast Broadband available, 1-41 mbps (Ofcom). Mobile phone signals from EE, Three, O2 and Vodaphone likely, available both indoors and outdoors (Ofcom).

PHOTOGRAPHS AND TITLE DEEDS

The photographs were taken in 2021. Please note the the garage doors have since been painted. There are some covenants referred to on the title deeds which are connected to a Deed of Easement.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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