



Hilltop Barn



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Higher Trevethan, Redruth, TR16 5HJ

Devoran 6 Miles, Portreath 6 Miles, Truro 8 Miles

Traditional single storey barn conversion with two separate units offering ancillary accommodation set within circa 0.4 of an acre grounds.

- 3 Bed Main House
- 1 Bedroom Modern Style Garden Chalet
- Character Property
- Garden
- Freehold
- 1 Bedroom Ancillary Accommodation
- Countryside Views
- Rural Position
- Parking
- Council Tax Band C

Guide Price £525,000

SITUATION

Hilltop Barn stands in a magnificent elevated rural position commanding fabulous far reaching views to both the north and south coastlines. Approached over a unmade track within easy access to an extensive network of scenic footpaths and trails, this delightful cottage is situated on the edge of the World Heritage Site which during the 18th and 19th Centuries, thanks to tin and copper mining was regarded as one of the richest districts in the old world.

Around 6 miles from both coasts and readily accessible to Truro, Falmouth and the A30, this central position remains sought after to this day. The north coast has great sandy surfing beaches (the nearest is Porthtowan) whilst the south has the sailing waters of the Carrick Roads at Falmouth or Mylor Yacht Harbour.

Nearby villages include Carharrack, St Day and Lanner, all of which provide a range of local facilities whilst the Cathedral City of Truro is a vibrant shopping centre with many national retailers represented. There are mainline railway stations at both Redruth and Truro connecting with London Paddington.



THE PROPERTY

Approached via a shared, unmade lane, Hilltop Barn is an appealing single-storey conversion of a traditional barn. The property features well-presented character accommodation, making it suitable as a primary residence or a secluded second home.

The property boasts impressive vaulted open-plan living areas, complete with exposed roof timbers, wooden flooring, and a brick fireplace with a slate hearth and open fireplace.

The main dwelling includes a modern high-gloss kitchen, an impressive sitting room, three double bedrooms, and a family bathroom.

ANCILLARY ACCOMMODATION

Additionally, the property includes two separate detached one-bedroom units suitable for extra accommodation. One building is constructed from traditional granite, while the other is a modern wooden chalet style, offering extensive countryside views.

OUTSIDE

The gardens of Hilltop Barn are a real feature of the property. Mainly laid to lawn the private garden enjoys far reaching views across the countryside, with several areas for entertaining including a delightful terraced BBQ area.

To the front of the property is a large gravelled area offering ample parking for the main house and additional accommodation.

SERVICES

Mains water and electricity. Private drainage for main house (septic tank), and separate septic tank for the ancillary accommodation. Gas central heating.

Ultrafast Broadband available (Ofcom). Mobile Phone Indoor EE, O2 & Vodaphone Limited (Ofcom), Outdoor EE, O2. Vodaphone & 3 Likely (Ofcom).

VIEWINGS

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

DIRECTIONS

From Busveal take the road sign-posted towards Gwennap Pit and exit the village towards Carharrack, continue along this road for half a mile until you see a red post box on your left, after passing the post box immediately fork right and after 25 meters Hilltop Barn is the second track on your left.



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		84
(81-91)	B		
(69-80)	C	71	
(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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Approximate Area = 1066 sq ft / 99 sq m
 Ancillary Accommodation = 215 sq ft / 19.9 sq m
 Outbuilding = 377 sq ft / 35 sq m
 Total = 1658 sq ft / 153.9 sq m
 For identification only - Not to scale

Ancillary Accommodation

Outbuilding

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1137284