



Upper Barn



Polperro approx 3 miles Looe approx. 4 miles Liskeard approx. 8 miles Truro approx. 34 miles Plymouth approx. 25 miles

A simply beautiful, three bedroom barn conversion situated in a peaceful and idyllic location, this charming home boasts approx. 3.5 acres, garden and private driveway – just a short distance from local amenities.

- Detached reverse Level Barn Conversion
- Beautifully Presented and Well Maintained Throughout
- Kitchen/Breakfast Room with Stunning Countryside Views
- Large Double Aspect Lounge/Dining Room with French Doors to Gardens
- Three Double Bedrooms – All En-Suite
- Private Driveway with Ample Parking
- Outbuilding/Double Garage/Stable
- Approx 3.5 Acres
- Freehold
- Council Tax Band E

Guide Price £785,000

### SITUATION

The property is situated within an idyllic, semi-rural position surrounded by beautiful countryside yet conveniently just a short distance from the popular and thriving rural village of Pelynt with its village stores, primary school, restaurant pub and garage. The pretty fishing village off Polperro offers a variety of shops, restaurants, galleries and day-to-day amenities. Looe offers a wide range of amenities and activities along with a sandy beach and attractive fishing harbour. The market town of Liskeard has a range of shopping facilities and a mainline railway station with connections to London Paddington. Truro along with the Ocean City of Plymouth has extensive shopping facilities, the historic Barbican area and the National Marine Aquarium. The Cornwall AONB lies a short distance to the south with its unspoilt coastal scenery, hidden coves and creeks, with various areas in the ownership of The National Trust. Nearby, Polperro, Polruan/Fowey and Looe are picturesque, each with their own harbours and fishing fleets. The deep waters of the Fowey estuary are well known and popular with the sailing fraternity. There are nearby golf courses, including St Mellion. Looe has a branch line railway providing a useful link to mainline trains at Liskeard (London Paddington 3½ hours). Plymouth offers access to cross channel ferry services and there are airports at Newquay and Exeter.

### DESCRIPTION

Upper Barn is a delightful, three bedroom - reverse level barn conversion offering light and spacious accommodation with charm and character throughout. This lovely home lends itself to those wishing to keep their equine friends at home due to the attached, approx. 3.5 acres.

### ACCOMMODATION

The entrance hall provides access to three double bedrooms, all of which are of

generous proportions and benefit from En-suite bathrooms – bedroom three's en-suite is a Jack n' Jill bathroom and therefore accessible via the hallway. The master bedroom also benefits from an versatile space - ideal as a dressing area or entrance lobby due to the additional entrance via the front driveway – making this a convenient option for guests. The staircase to the first floor leads to the impressive living accommodation, the large dual aspect lounge diner features exposed beams, French doors out to the gardens and a woodburning stove for those chilly evenings. The attractive kitchen has a fantastic outlook over the countryside, the fitted shaker style kitchen has a range of matching cupboards and units with coordinating work tops, there is ample space for a kitchen table and chairs.

### OUTSIDE

The property is accessed via a private driveway with ample parking for numerous vehicles. The large rear garden is mainly laid to lawn and has a good size paved patio, which is perfect for entertaining and alfresco dining. The surrounding paddocks can also be accessed via a gated lane entrance, are beautifully fenced, have a water supply and would be ready to receive a pony or two. The useful outbuilding/store has the potential to be utilised as a stable or double garage.

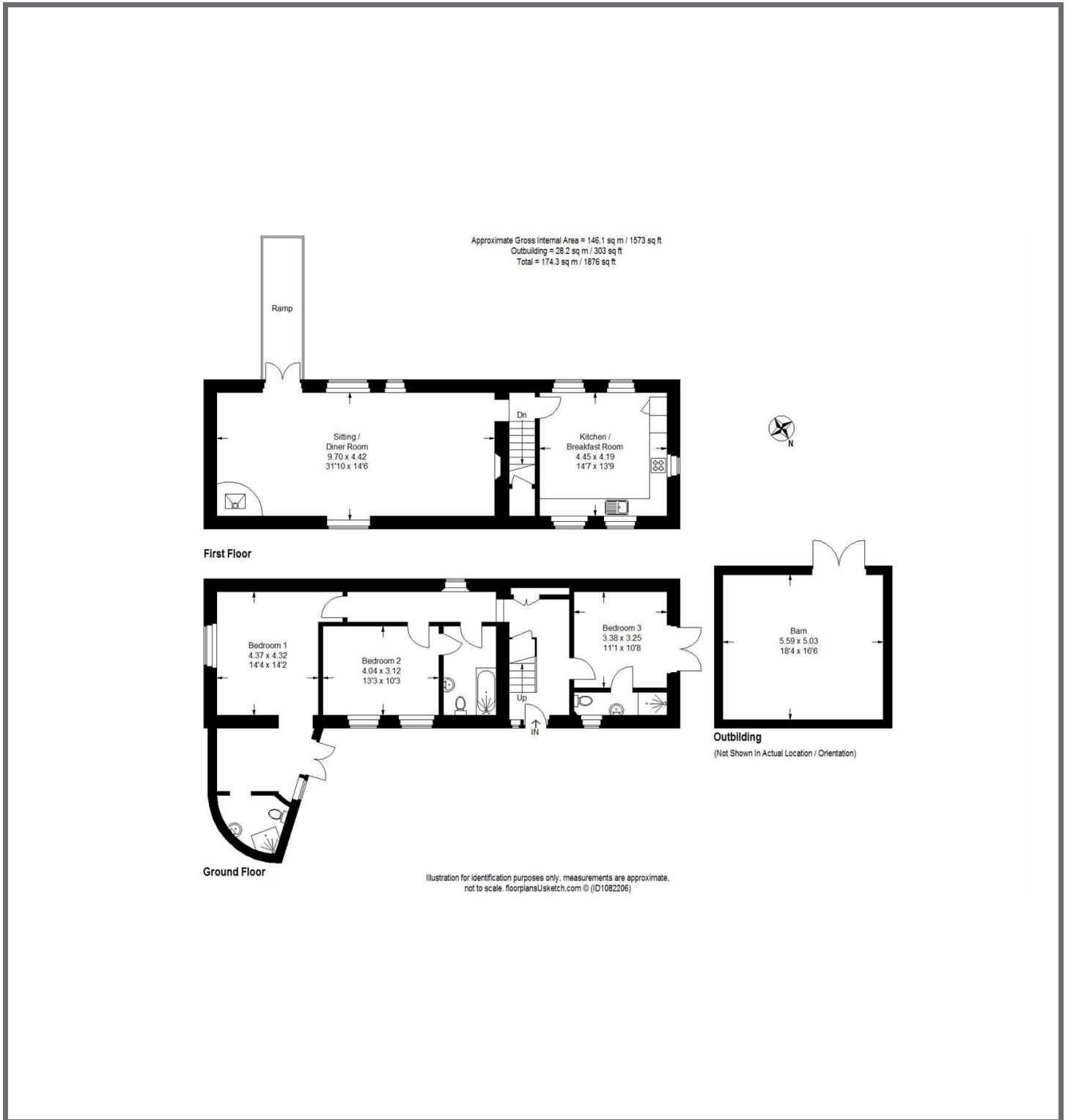
### SERVICES

Mains Electric  
Mains Water  
Private Drainage – Septic Tank  
Central Heating via Bio Mass Boiler  
Caradon District Council – Band E  
Mobile coverage is limited with some providers at this property, based on the latest data available to Ofcom. However the Vendor has Excellent full service with EE.

### DIRECTIONS

What3Words - ///sway.mass.merit





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
(92-100) A	(81-91) B	(69-88) C	(55-68) D
(55-68) D	(49-54) E	(39-48) F	(29-38) G
(29-38) G	(1-28)		
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	83
England & Wales			56

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