



Higher Trethill Barton



Portwrinkle Beach 1.5 Miles, Looe 11 Miles, Plymouth 18 miles by road (9 Miles via Ferry) , Newquay International Airport 32 Miles.

A stunning and most interesting Grade II Listed, detached barn conversion of exceptional quality, providing versatile and flexible accommodation throughout. This wonderful home is situated in an Area of Outstanding Natural Beauty, on a generous and private plot within the Cornish countryside and close to the beach.

- Within Walking Distance of Stunning Coastline
- Beautiful Grade II Listed Barn Conversion
- High Quality Specification Throughout
- 38' Sitting/Dining Room with Exposed Beams & Feature Fireplace
- Five Double Bedrooms (Four En-Suite)
- Pool Room with Gym & Wet Room
- Gated Driveway & Garage for Three Vehicles
- Potential Annex/Holiday Let Accommodation
- Freehold
- Council Tax Band G

Guide Price
£1,250,000



SITUATION

Higher Trethill Barton nestles in the gloriously peaceful and sheltered countryside of South East Cornwall, with the beaches of Portwrinkle village only 1.5 mile. The nearby village of Crafthole village benefits from a regular bus service, community shop/post office and community hall which plays host to a variety of social activities. The village of Anthony is approx. 2 miles away and has a well-regarded primary school and is also within the catchment area of two Plymouth Grammar schools of excellent reputation. Plymouth has a vibrant city culture and is close to some of the most beautiful countryside and coastline. Britain's Ocean City really does live up to its branding with The National Marine Aquarium, The Barbican, Drake Circus shopping centre, Plymouth University, The Theatre Royal, The Life Centre, Plymouth College and City Library.

DESCRIPTION

A beautifully presented, fine example of a Grade II Listed, detached barn conversion of a high specification throughout. The property has an abundance of charm and character and offers a variety of flexible accommodation set over three floors. External benefits include a gated driveway, large garage, workshops and a detached Annex which is perfect for ancillary/guest accommodation or potential holiday let opportunity.

ACCOMMODATION

The attractive accommodation extends to approx. 4940 sq ft and has a wonderful lay out over three floors and briefly comprises; Ground floor - entrance hall giving access to a cloak room, 25' Kitchen/Breakfast room with quality appliances and leading through to a stunning 38' Sitting/Dining Room with vaulted ceiling and feature fire place with wood burning stove and French doors to the sun terrace. A door to an inner lobby provides access to the Master Bedroom with Dressing Room, luxury En-suite Bath/Shower Room and private balcony, whilst another door leads down to the fantastic gym/pool room with separate wet room which has great scope for annex potential if required.

The Lower Ground Floor - A generous hallway

giving access to the rear courtyard, a shower room, utility/laundry room, a further three double bedrooms (two with En-suite) and a delightful snug with a mezzanine garden room area with doors out onto the front sun terrace, The First floor has a beautiful double bedroom with ample built in storage and En-suite facilities – making this an ideal guest suite. There are a total of five bedrooms (four En-suite).

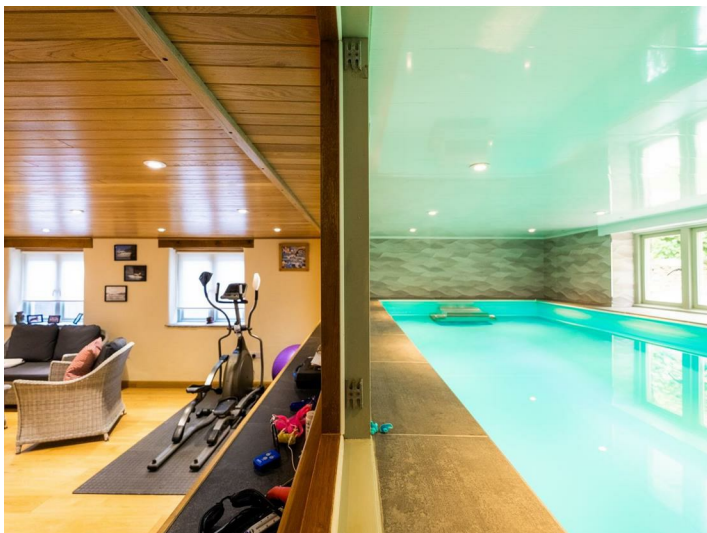
OUTSIDE

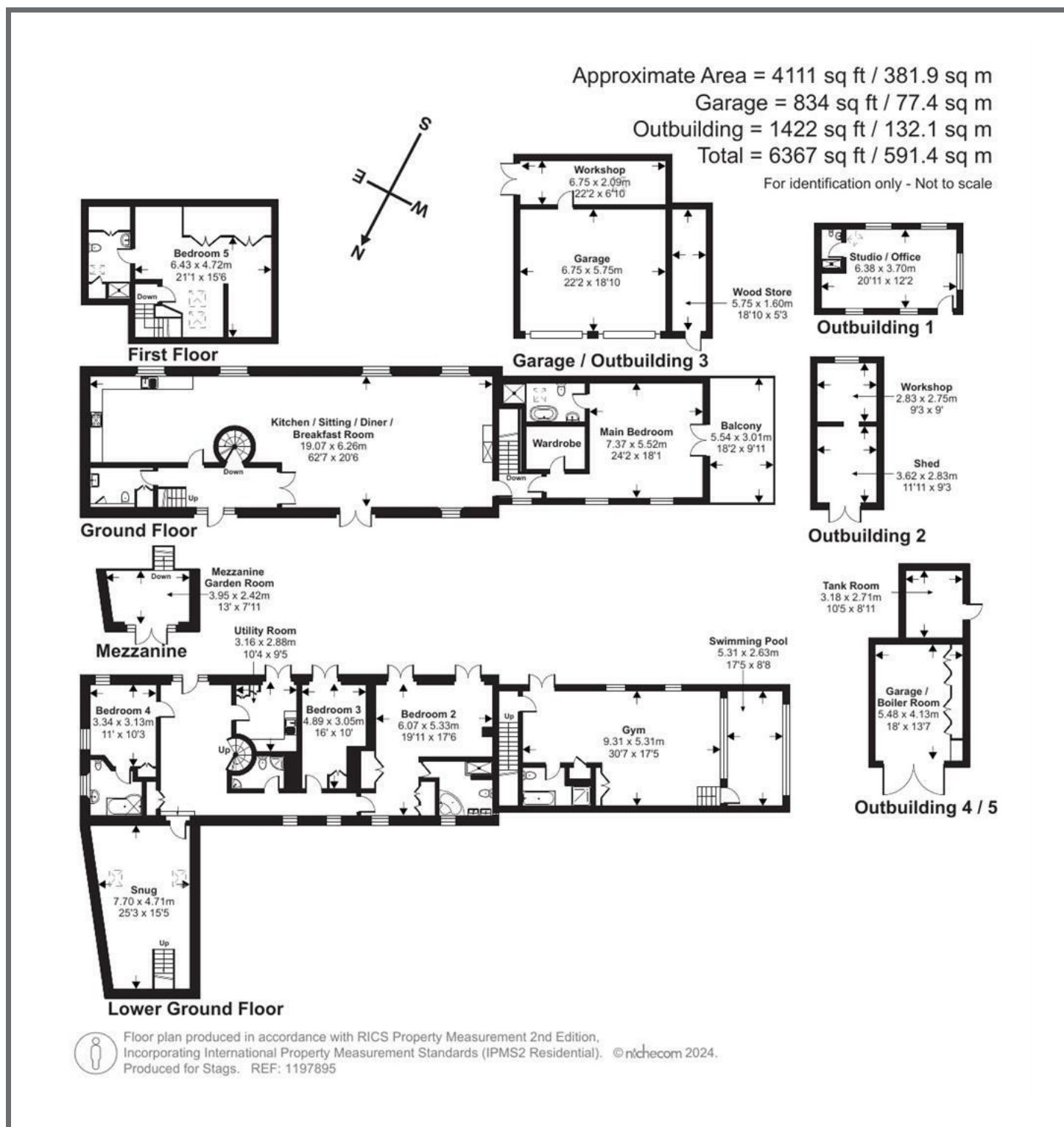
The property is entered via electric gates onto a level gravelled driveway with parking for multiple vehicles and an adjacent large double garage/workshop with EV point.

The south west facing gardens are beautifully well kept, with a range of mature flowering plants, shrubs and trees along with an expanse of lawn overlooking an unspoilt countryside. Paved and decked terraces surround the property providing the perfect space to dine alfresco or entertain friends and family. The historic chimney stack provides a fascinating and attractive focal point of the garden. A detached Annex/Studio can be found in the garden and offers great opportunity for a variety of uses.

SERVICES

EPC – Exempt
Mains Electricity
Main House – Oil Fired Central Heating
Annex/Studio - LPG Gas for Central Heating & Hot Water
Mains Water/Private Drainage (Shared Sewage Plant with Neighbouring Property – Responsible for 1/3 of running costs)
Based on the latest data available to Ofcom, mobile coverage from O2 & Vodafone are likely at the property.
The current vendors use Wildanet Radio System for their broadband.





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.



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