



## The Hay Barn, Longdowns, Penryn, TR10 9DJ

Guide Price £665,000

READY FOR IMMEDIATE OCCUPATION!

A superbly converted, well appointed and immaculately finished former barn of beautiful mellow stone and granite elevations under a pitched roof of natural slate, providing light and extremely well proportioned 3 bedroom, 2 bath/shower room accommodation, with extremely spacious living areas - all featuring vaulted ceilings and windows and doors opening onto sunny, well enclosed and attractively landscaped gardens. Forecourt parking, immense double garage and store, further stone outbuilding; all in a quiet, rural setting, with just 2 neighbouring properties, yet highly convenient for Penryn Campus, the port of Falmouth, Helston and the south Cornish coastline etc.

### Key Features

- Superb barn conversion
- Exceptional living areas
- Small, select complex of just 3 properties
- Useful stone store and attractively landscaped gardens
- Beautifully appointed and finished throughout
- Parking, attached double garage and store room
- 3 bedrooms, 2 bath/shower rooms
- EPC rating C



## THE PROPERTY

'The Hay Barn' has been meticulously converted by our clients, Burley Construction, who have created a fabulous home within highly traditional, lime-pointed, mellow stone elevations, with granite quoins and slate sills, under an extensive pin roof of natural slate.

Vaulted ceilings feature throughout with exposed roof trusses to the living areas which also feature LED lighting, including under the granite worktops in the kitchen. An Air Source heat pump provides hot water and central heating to radiators throughout. Sealed unit double glazed windows, many of which overlook and open onto the south-facing gardens, further assist 'The Hay Barns' high levels of insulation, with a 5kW wood burning stove providing further heating if required.

There are solid oak internal doors, moulded skirtings and architraves, white sanitary ware and silver/grey marble-effect Fibo panelling to the two bath/shower rooms. A walled front forecourt with block paving and 'up and down' lighters, provides easy and direct access to the accommodation as well as additional parking to an immense attached double garage with electronic up-and-over door and adjacent boiler/storeroom with much space for bikes, garden furniture and recycling etc etc. The rear gardens have been beautifully landscaped and include a split-level Indian sandstone paved terrace, 'balcony', from the living room, level lawn, and direct access to the equally well-converted stone store, with light and power connected, including for an electrical car point if required.

## THE LOCATION

Antertavis is a small, select former farmstead, now comprising just three properties, with 'The Hay Barn' attached on only one 'gable end' to the adjoining property, 'Spring Barn', the conversion of which should be completed during the summer of 2025.

The approach lane, over which there is also a public footpath, is, we understand, in the ownership of the farmhouse, with 'The Hay Barn' having an unrestricted right of access. Repairs and maintenance will be shared on an ad hoc basis by the three owners.

'Antertavis' is situated at the westernmost edge of Antron Hill, which leads from the centre of Mabe Burnthouse, close to the A394 and village of Longdowns. A petrol station (Longdowns) and general stores, public house, church and junior school (Mabe Burnthouse) are all nearby, with the A394 providing direct access to Helston in one direction, and Tremough Campus at Penryn, the port of Falmouth and Truro city in the other.

## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

### ENTRANCE HALL

Broad half glazed entrance door with matching side panels overlooking and opening directly from the front forecourt. Two tall contemporary radiators, vaulted ceiling, the rooms, left to right, from the entrance door. Built-in cupboard with slatted shelving.

### MASTER BEDROOM (ONE)

Tall vaulted ceiling, window to the rear elevation overlooking

the attractively landscaped gardens, radiator, built-in airing/linen cupboard with slatted shelving. TV aerial socket, telephone point, bedside sockets with recharging sockets.

### EN-SUITE SHOWER ROOM/WC

Attractively appointed with a contemporary white suite comprising a low flush WC, wash hand basin with mixer tap, cupboards below and mirror over. Mains-powered dual head shower with sliding glazed screen and Fiboboard panelling. Obscure glazed window, towel rail/radiator, second radiator, extractor fan, timber-effect flooring.

### BEDROOM TWO

Window to the rear elevation, again enjoying a sunny, southerly aspect over the grounds to 'Spring Barn' and countryside beyond. TV aerial socket, radiator, telephone point.

### FAMILY BATHROOM/WC

Superbly appointed with a contemporary white four-piece suite comprising a low flush WC, wash hand basin with mixer tap and cupboards under, panelled bath with handheld antique-style mixer tap with shower attachment, separate walk-in shower cubicle with twin mains-powered shower, sliding glazed screen and Fiboboard panelling. Shelved medicine cabinet, tall contemporary radiator with hanging rails, vaulted ceiling with Velux roof light. Tile-effect walls, extractor fan, high quality vinyl timber-effect flooring.

### BEDROOM THREE

Again, enjoying a sunny outlook over the gardens to countryside beyond, radiator, telephone point.

### RECEPTION ROOM

An extremely well proportioned, double aspect room with tall vaulted ceiling with exposed trusses. Double casement doors with matching side screen opening onto a granite terrace, providing access onto the gardens. Deep silled casement window to the side elevation. Glass-fronted log-burner with stainless steel flue on raised slate hearth. Three radiators, TV, telephone and satellite connections. Broad archway to the:-

### KITCHEN, DINING AND LIVING ROOM

A superb family sized living area, double aspect, with two Velux roof lights to the side elevation and two deep silled windows, together with double casement doors overlooking and opening onto the paved and lawned gardens.

### KITCHEN AREA

Extensively appointed with a comprehensive range of base and wall units, all with polished granite worksurfaces and matching upstands, as well as to a large central island unit with extensive storage under. Ceramic butler-style sink with mixer tap, recess with plumbing for dishwasher, range cooker recess with granite splashback. Unit for American-style fridge/freezer with cold water feed. Vaulted ceiling throughout with exposed trusses, numerous inset LED lights and uplighters to the trusses etc. Two TV aerial sockets, three radiators, turning staircase with timber balustrade from the lounge with storage locker under.

### UTILITY ROOM

Fitted with a matching range of wall and base units and quality vinyl flooring. Recesses with plumbing for washing

machine and tumble dryer, stainless steel sink unit with mixer tap, wall cupboard housing consumer units. Radiator, Velux roof light, door to:-

### **CLOAKROOM/WC**

Low flush WC, wash hand basin with mixer tap and cupboard under. Radiator, extractor fan.

### **THE EXTERIOR**

#### **DRIVEWAY**

Driveway leading to 'The Hay Barn' serves just two other properties. The lane is in the ownership of the neighbouring farmhouse, over which 'The Hay Barn' enjoys an unrestricted right of access, with any maintenance required being on an ad hoc basis.

#### **FRONT COURTYARD**

Five-bar timber gates open onto a brick pavia driveway which is well enclosed by slate capped walling. Front entrance door with external courtesy lighting, Mitsubishi Air Source Heat Pump, electronic up-and-over door to the:-

#### **DOUBLE GARAGE**

Light and power connected, outside cold water tap, double door to the:-

#### **BOILER/STORAGE ROOM**

An extensive area, ideal for much storage, as well as easy access to the Ecodan control panelling, as well as a 250 litre pressurised hot water cylinder with immersion heater etc. Consumer units, light and further power sockets.

#### **REAR GARDENS**

A real feature of the property, attractively landscaped to provide tiered paved terracing, facing south, with broad granite steps leading to a raised balcony with balustrading and doors to the lounge. Shaped level lawn, external lighting, timber panelling and gateway to a:-

#### **SIDE PARKING AREA**

Sufficient for a small additional vehicle, with electrical connection for a charging point if required.

#### **STORE/STUDIO**

A superb facility, of substantial granite construction under a matching roof of pinned natural slate. Light and power connected, electrical consumer unit, connection for electrical vehicle charging point, outside cold water tap, door from the paved terracing and gardens.

### **GENERAL INFORMATION**

#### **SERVICES**

Mains electricity and water are connected to the property. Private water treatment drainage system. Air Source heat pump to radiators. Telephone points (subject to supplier's regulations). Broadband to be connected late October 2024.

#### **COUNCIL TAX**

To be assessed.

#### **TENURE**

Freehold.

### **POSSESSION**

Immediate possession upon completion of the purchase - from October/November 2024.

### **VIEWING**

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

### **DIRECTIONAL NOTE**

From the centre of Mabe Burnthouse, proceed up Antron Hill keeping the village shop on your right hand side. Continue through the traffic calming, out of the village and over the brow of the hill in the direction of Longdowns and Helston. Approximately 200 meters before Longdowns and the A394, a lane on the left hand side marked Antertarvis leads to The Hay Barn.





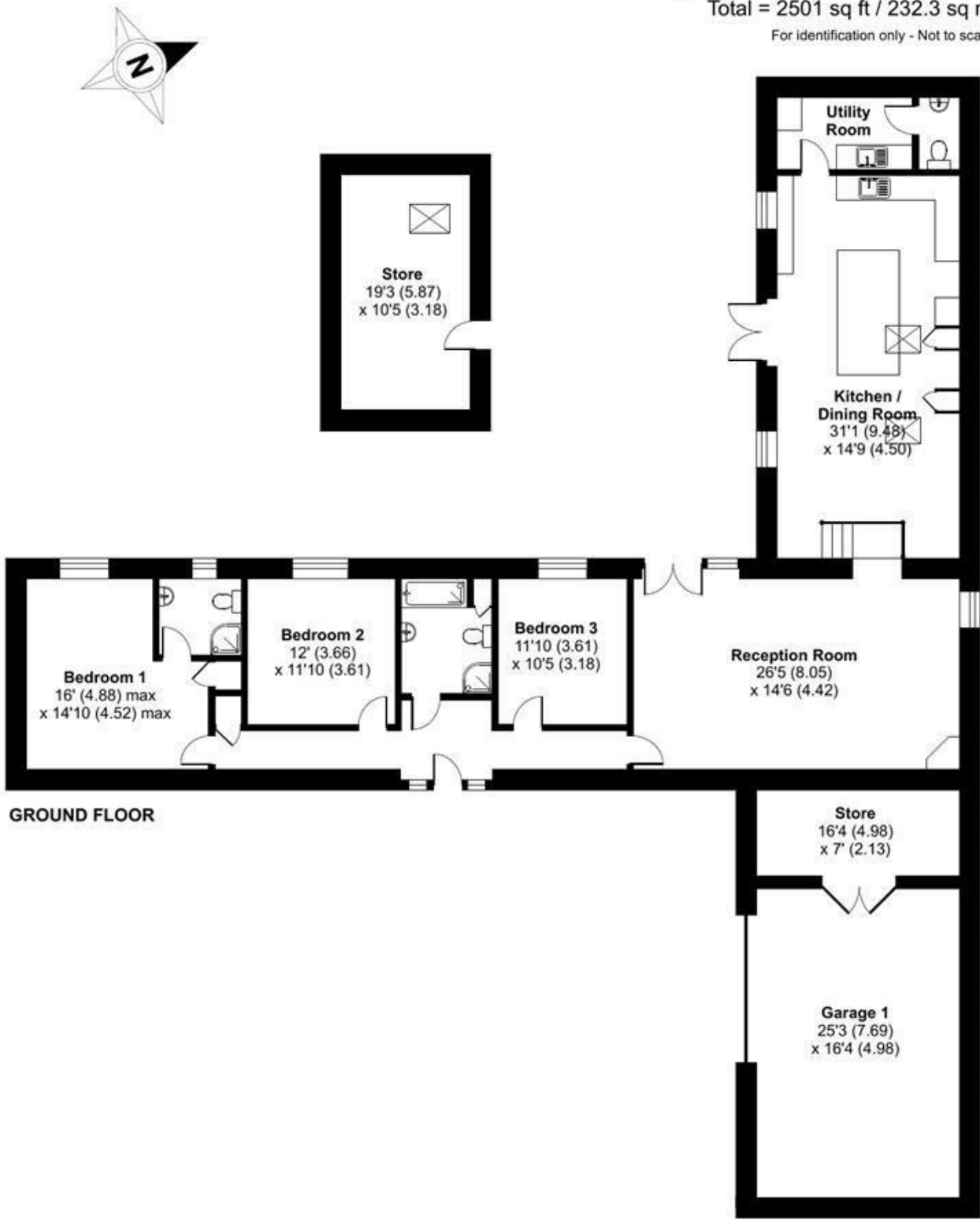


Floor Plan

Longdowns, Penryn, TR10

Approximate Area = 1755 sq ft / 163 sq m  
Garages / Store = 746 sq ft / 69.3 sq m  
Total = 2501 sq ft / 232.3 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024.  
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