

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a beautifully presented, Grade II listed four bedroom detached barn conversion in the rural Cornish hamlet of Trelil, near Trewennack.



Situated just off the A394 in the rural Cornish hamlet of Trelil is this beautifully presented, newly renovated four bedroom detached barn conversion. The residence, which benefits from oil fired central heating and double glazing, boasts many character features from its local stone facade to impressive Inglenook fireplaces. The conversion, which has been undertaken by a greatly experienced and well regarded local developer, is now completed with works continuing on other barns on the site.

In brief, the accommodation comprises an open plan kitchen/diner, utility room, w.c., office/bedroom four and completing the ground floor a lounge. On the first floor is a bathroom and three bedrooms, the master of which having an ensuite shower room.

To the front of the property is good size front garden which is hard landscaped for ease of maintenance. Located close to the property is parking for two vehicles.

Trewennack is a rural hamlet a short distance from the market town of Helston. The hamlet is renowned for its well established horticultural show. More extensive amenities can be found in the nearby town of Helston with many national stores, supermarkets, cinema, sports centre, with indoor swimming pool, and both primary and secondary schooling.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

FRENCH DOORS TO

KITCHEN/DINER 7.54M X 4.80M (MAXIMUM MEASUREMENTS) (24'9" X 15'9" (MAXIMUM MEASUREMENTS))

A large, open plan kitchen/diner with modern stylish kitchen comprising working top surfaces incorporating a one and a half bowl sink unit with mixer tap over, cupboards and drawers under and wall cupboards over. An array of built in appliances include an induction hob, dishwasher, oven, microwave, fridge/freezer and a wine fridge. There is a island bar with breakfast bar area and pendant lighting.

The room has an outlook to the front and an impressive Inglenook fireplace acts as the focal point for the room and houses a multi fuel burner with decorative lighting. There is a door to the office/bedroom four, built in cupboard, door to the lounge and door to

UTILITY ROOM 2.67M X 2.29M NARROWING TO 1.83M (8'9" X 7'6" NARROWING TO 6')

Comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards under and wall cupboards over. There is space for a washing machine and tumble dryer. There is partially tiled walls, tiled floor, door to the outside and door to

W.C.

Comprising a close coupled w.c., wall mounted wash basin with mixer tap and a tiled splashback.

BEDROOM FOUR/OFFICE 5.49M X 2.29M (18' X 7'6")

With outlook to the rear and an obscured window to the side. This room is currently utilised as a home office.

LOUNGE 5.79M X 4.42M (19' X 14'6")

A dual aspect room with outlook to the front and rear. There is a door to the front, a feature fireplace housing a wood burner and stairs to the first floor.

STAIRS AND LANDING

With doors to all bedrooms, access to eaves storage, skylight and door to

BATHROOM

Comprising a P shaped bath with mixer tap and shower over, close coupled w.c. and wash basin with drawers under and mixer tap over. There is an obscured window to the front, tiled floor, partially tiled walls and a towel rail.

MASTER BEDROOM 4.95M X 5.26M NARROWING TO 2.59M (16'3" X 17'3" NARROWING TO 8'6")

An L shaped room with outlook to the front and door to

EN SUITE

Comprising a close coupled w.c., wash basin with cupboards under and mixer tap over, shower cubicle with both rain and flexible shower heads. There is a towel rail, tiled floor, partially tiled walls and having a skylight.

BEDROOM TWO 4.80M X 3.73M (MAXIMUM MEASUREMENTS) (15'9" X 12'3" (MAXIMUM MEASUREMENTS))

With outlook to the front.

BEDROOM THREE 3.58M X 3.05M (MINUS DOOR RECESS) (11'9" X 10' (MINUS DOOR RECESS))

Outlook to the front.

OUTSIDE

To the front of the property is a good size front garden which is hard landscaped for ease of maintenance. Parking is provided for the property with two spaces close by. To the side of the property is a further low maintenance area with useful shed which benefits from power.

AGENTS NOTE ONE

We are advised that the property is Grade II listed.

AGENTS NOTE TWO

We are advised the property has private drainage and the drainage system is shared with neighbouring properties.

AGENTS NOTE THREE

We are advised that there is a shared driveway with neighbouring properties.

COUNCIL TAX BAND

Band E

MOBILE AND BROADBAND COVERAGE

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

PROOF OF FUNDS - PURCHASERS

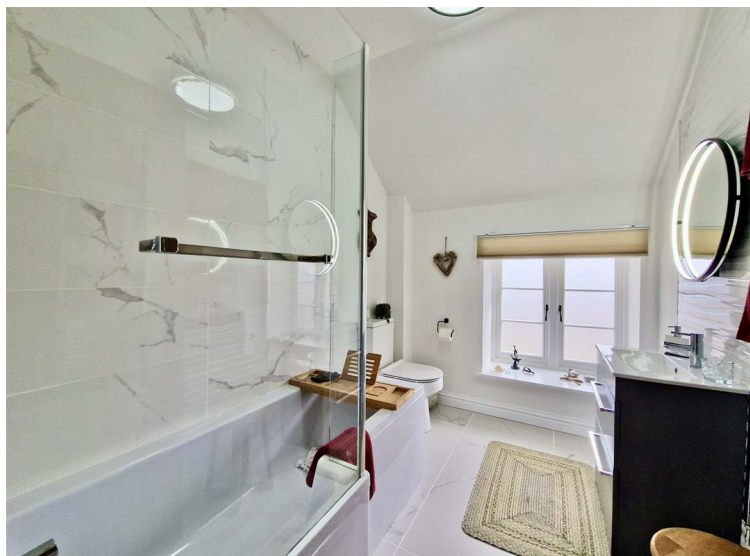
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

10th September 2024

AN KROWJI 5 TRELILL COURT, TREWENNACK, TR13 0PG PRICE GUIDE £475,000

IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 75 | 81 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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