



**Koth Leti Coswinsawsin Lane**

 **Millerson**  
*Select*

**Asking Price £725,000**

# KOTH LETI COSWINSAWSIN LANE

- STUNNING BARN CONVERSION
- 2 RECEPTION ROOMS
- 4 DOUBLE BEDROOMS
- 4 BATHROOMS(2 ENSUITES)
- STUNNING KITCHEN DINING ROOM
- AMPLE DRIVEWAY PARKING
- DOUBLE GARAGE WITH LARGE OFFICE/GAMES ROOM ABOVE
- SUN PATIO AND LARGE ENCLOSED GARDEN
- VIEWING IS ADVISED

A stunning barn conversion that offers an abundance of space throughout creating the ideal family home. Offering underfloor heating throughout the ground floor. The property offers 4 bedrooms, 4 bathrooms and 2 receptions rooms. Large double garage and workshop. Enclosed rear garden. Viewing is a must!!!





## The Property and Location

A recently completed, beautiful high specification stone barn enjoying a peaceful yet convenient setting with easy access to the A30 and 5 miles from Gwithian Beach.

This recently completed, individual and high specification luxury stone barn is part of a former dairy and enjoys a rural and tranquil setting amongst a cluster of cottages and converted farm buildings on the outskirts of the hamlet of Carnhell Green, just 5 miles from Gwithian Beach.

The white washed stone façade creates a striking first impression which is wonderfully balanced by the briquette driveway parking and enclosed front patio area. The attention to detail and design creates a fine balance between a characterful country home with a contemporary interior.

There is a fantastic sense of space and light, particularly in the kitchen/living/dining area which enjoys a vaulted ceiling and with access out onto the enclosed rear garden. The kitchen is beautifully presented with a range of wall and floor mounted units along with a central Island creating a breakfast bar area. The property is warmed via an oil fired boiler with underfloor heating throughout the ground floor and radiators within the bedrooms.

Accommodation comprises for excellent sized double bedrooms of which two offer ensuite facilities along with two further bathrooms. The kitchen dining room is a real feature of this stunning home and gives access into the living room as well as onto the enclosed rear garden. Utility room. To the front is a patio area along with parking for one car. The driveway extends through to the rear where there is further parking for up to 3 cars and leads into a double garage with workshop area and large storage room set over the first floor which would create the ideal home office or games room/cinema room.

## Entrance

Aluminium double glazed front door with picture window to side, Opening into:

## Reception Area

Slate tiled flooring. Doors opening into:

## Bedroom

13'00 x 10'05 (3.96m x 3.18m)  
Carpet. Aluminium double glazed window to the front aspect set into a deep set window sill.

## Shower Room

Slate tiled flooring. Dual flush low level W/c. Vanity bowl sink set into a unit with cupboard below and vanity mirror above with integral light. Shower with glazed sliding doors and tiled splashbacks and surrounds. Extractor fan.

## Utility Room

9'10 x 5'08 (3.00m x 1.73m )  
Slate tiled flooring. Base level units with recesses for a washing machine and tumble dryer. Rolled edge work surfaces incorporating a stainless steel sink drainer. Extractor fan.

Returning to the reception area, it opens out into:

## Kitchen Dining Room

23'01 x 12'07 (7.04m x 3.84m )  
Slate tiled flooring. Double glazed aluminium double opening doors opening onto the enclosed rear garden. Turning carpeted stairs rising up to the mezzanine landing area with under stairs storage cupboard housing the the hot water cylinder and manifold for the under floor heating. The stunning kitchen offers a range of base level units and drawers with integral dishwasher offering Quartz worktops above incorporating a stainless 1 1/4 steel sink with carved draining area. Integrated AEG 5 ring induction hob with extractor fan over. Eye level grill and separate oven. Central Island with base level units below and Quartz worktop above that extends out creating a breakfast bar. Picture window to the front aspect.



### **Living Room**

21'00 x 12'08 (6.40m x 3.86m)

Slate tiled flooring. 3 deep set windows to the front aspect and further window to the rear aspect. Feature wooden clad wall that is original wood reclaimed from the barn.

Returning to the kitchen dining room. There are carpeted turning stairs with handrail to side and glass inserts below along with LED down lights rising up to:

### **Mezzanine Landing**

This light and airy landing is carpeted and offers a high vaulted ceiling. Hand balustrade with glass inserts below looking down into the Kitchen dining room. Large storage cupboard. 2 deep set windows to the front aspect. Exposed beams. Doors opening into:

### **Master Bedroom**

13'02 x 13'11 (4.01m x 4.24m)

Carpet. Exposed beams. Built in double sized wardrobe with automatic light that comes on when opening the doors. Window to the front aspect and feature window to the side aspect. Door into:

### **En Suite**

9'07 x 7'08 (2.92m x 2.34m)

Double shower corner shower with glazed sliding doors and tiled splashbacks. Dual flush low level W/c. Free standing bath with mixer tap above. His and Hers bowl sinks set onto a unit with drawers and shelving below and mixer taps above each sink. Large vanity mirror above with integral light Heated ladder towel rail. Extractor fan. Obscure double glazed window to the rear aspect.

### **Bedroom**

13'05 9'08 (4.09m 2.95m)

Carpet. Double glazed deep set window. Feature tubular vertical radiator. Exposed beams and 'A' frame.

### **Bathroom**

9'06 x 8'02 (2.90m x 2.49m)

Double size corner shower with tiled splashbacks Dual flush low level W/c. Free standing bath with central waterfall style

mixer tap. His and Hers bowl sinks set on a unit with drawers and shelving below and a large vanity mirror above with integral light. Extractor fan. Velux window.

### **Bedroom**

18'02 x 13'04 (5.54m x 4.06m)

Dual aspect double glazed windows to the front and rear aspect. Feature tubular vertical radiator. Built in double wardrobe with automatic light that comes on once the wardrobe door is opened. Exposed 'A' frames and beams. Door into:

### **En Suite**

Dual flush low level W/c. His and Hers bowl sinks set onto a unit with drawers and shelving below and a large vanity mirror above incorporating a light. Walk in shower with glazed screen to side and tiled splashbacks and surrounds. Exposed 'A' frame beams. Extractor fan. Ladder towel rail.

### **Outside**

To the front of the property is parking for one car within the briquette driveway area. From the parking space is access into the front brick paved garden which is enclosed to three sides by low level walling and benching that incorporates plants. To the side of the parking area is access through to a further driveway area where there is parking for up to 3 cars and leads to:

### **Double Garage**

21'06 x 19'00 (6.55m x 5.79m)

Electric up and over door. Double glazed window to the side aspect. Door opening into:

### **Workshop Area**

17'02 x 6'05 (5.23m x 1.96m)

Laminate flooring. Base level units offering rolled edge worksurfaces above incorporating and stainless steel bowl sink with mixer tap above. Double glazed window to the rear aspect. Open understairs area. Double glazed door opening into the rear garden Door into:

### **Separate W/c**

Dual flush low level W/c. Vanity wash hand basin with unit below.

From the workshop area, there are stairs rising up into:

### **Office/Games Rom/Cinema Room**

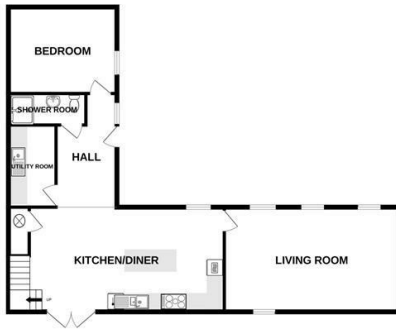
25'10 x 21'06 (7.87m x 6.55m )

This large open room creates the ideal space for someone to use as an office, workshop, games room or cinema room. With double aspect double glazed windows to the front and rear aspect. Bonnet ceiling. Subject to the relevant planning consents being granted there is the potential to create a separate annex for an independent teenager or dependant family member. All parties must make their own enquiries with Cornwall council.

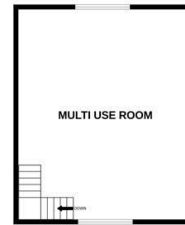
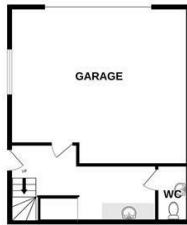
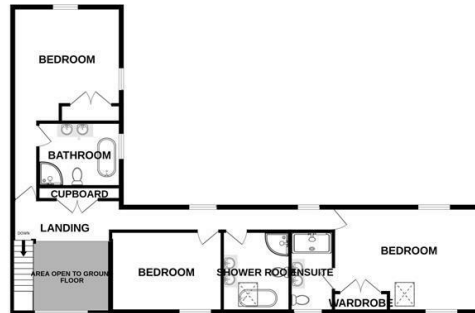
### **Outside Cont'd**

The Rear garden is accessed from the double doors in the kitchen dining room. Opening out onto a large sun patio area with fitted benches and raised flowerbeds offering a profusion of specimen shrubs and plants. Gated access into the oil tank area and central steps leading up to the raised garden with gravelled central pathway with artificial grass to either side and a feature granite bench. To the side of this area is a large decked area creating the ideal sun bathing , BBQ or hot tub area. Steps leading up to a further area of gravelled garden that overlooks the neighbouring countryside. The garden is enclosed and offers a high degree of privacy.

GROUND FLOOR  
1466 sq.ft. (136.2 sq.m.) approx.



1ST FLOOR  
1510 sq.ft. (140.3 sq.m.) approx.



TOTAL FLOOR AREA : 2976 sq.ft. (276.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

50 Fore Street, Hayle, Cornwall,  
TR27 4DY

01736 754115  
hayle@millerson.com

www.millerson.com



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	76	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

TO ARRANGE A VIEWING PLEASE CONTACT

Hayle Sales Office  
01736 754115  
hayle@millerson.com

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property. Reproduced by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. All rights reserved. License number 10011628

