



LOWER PENAIR BARN
ST. CLEMENT, TRURO,
TR1 1TF

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



LOWER PENAIR BARN

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SUBSTANTIAL DETACHED CONVERTED BARN WITH LARGE MATURE PRIVATE GARDENS

Enjoying complete privacy and located on the eastern side of the city within walking distance of Waitrose, Cornish Food Hall, Park and Ride, Penair and Truro schools.

Extending to just under 3,000 square feet with light, well proportioned rooms enjoying views over the garden and countryside beyond,

Four bedrooms, master and guest rooms with en suites, kitchen/breakfast room, dining room, sitting room, study, cloakroom, spacious hallway, garden room and additional shower room. Mains gas central heating. Photovoltaic panels with income from the feed in tariff.

Detached double garage. Second garage with potential for home office. Lots of parking.

Fabulous south facing gardens enjoying complete privacy and orientated to maximise the sunny aspect.

Council Tax Band - G. EPC - C.

Sold with no onward chain.

In all approximately 1.4 Acres.

GUIDE PRICE £1,150,000

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GENERAL COMMENTS

Lower Penair Barn is a very attractive detached converted barn in a very convenient location on the outskirts of Truro City centre and within a short walk of Waitrose and excellent schools. The property is beautifully presented and very attractive with stone elevations and many character features throughout including substantial exposed beams, fabulous fireplace with woodburner and all the rooms enjoy splendid views over the gardens. It is extremely private. The barn has a conventional layout over two floors with large rooms, high ceilings and a feeling of space throughout. There are four bedrooms, the master and guest bedrooms have en-suite bath and shower rooms, large kitchen/breakfast room with gas fired Aga and granite worktops, sitting room, dining room, large office, fabulous entrance hallway with turning staircase and spacious utility/garden room. The large gardens are a sheer delight and extend to almost 1.4 acres, almost unheard of within the city environs. They are very private with lawns, many mature specimen trees and shrubs and adjoin open farmland on three sides. They are completely fenced for dogs and perfect for energetic children. There is lots of parking, attractive double garage with stone elevations and a further wooden garage/workshop which offers further potential for a variety of uses. All of the windows and doors are double glazed, there is gas fired central heating and photovoltaic panels that provide income from the feed in tariff. The house has an extremely good EPC rating (one point short of being classified as B) which is incredible for a property of this type.



LOCATION

Lower Penair Barn is perfectly located for swift access into Truro and is within walking distance of Waitrose, Great Cornish Food Hall and the Park and Ride bus stop with very regular service into the city centre and Triliske Hospital. A vets, postbox

and hair and beauty salon are very close by and School Lane provides walking access to Penair and Truro schools and a short cut for lovely country walks towards St Clements. The city of Truro is the main commercial and administrative centre of the county and here there is an excellent range of

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shopping facilities with many of the national multiples including a flagship Marks and Spencer store, historic cathedral and several outstanding private and state schools. The Hall For Cornwall offers a varied programme of entertainment and there are eighteen hole golf courses at Truro, Falmouth and St. Austell. The nearby creeks of St. Clements and Malpas offer numerous delightful walks and sailing opportunities are available at Mylor and Falmouth.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

24'3" x 10'4" (7.41m x 3.16m)

A light, spacious hall and a fine introduction to the house with high ceiling and substantial exposed beams. French doors and full height windows enjoying views over the front garden. Solid oak stairs leading to first floor with galleried landing. Understairs cupboard. Glazed double doors to sitting room. Solid oak floor. Two radiators. Door to dining room.

CLOAKROOM

A white suite with low level w.c. and vanity wash hand basin. Window to front. Heated towel rail.

SITTING ROOM

21'6" x 16'10" (6.56m x 5.15m)

A well proportioned room with two windows overlooking the rear garden. Feature fireplace incorporating Woodwarm woodburner. High exposed beams, solid oak floor, terrestrial and satellite television point, two radiators. Opening through to the dining room and double doors opening to:

STUDY/FIFTH BEDROOM

17'11" x 12'4" (5.47m x 3.78m)

A triple aspect room with French doors opening to rear garden, window to side and two windows to front. Two radiators, High Speed FTTP Internet Connection, loft access. Plumbed with hot and cold water supply and access to main drainage.

DINING ROOM

18'0" x 16'11" (5.50m x 5.16m)

French doors opening to rear sun terrace and enjoying garden views. Central feature fireplace with Woodburner (shared with sitting room). Radiator. Solid oak floor. Door to:

KITCHEN/BREAKFAST ROOM

18'5" x 12'5" (5.63m x 3.81m)

A twin aspect room with windows overlooking the front and side gardens. Excellent range of base and eye level



solid wood cupboards. Double stainless steel sink/drain. Two oven gas Aga with tiled splashback, separate gas hob with electric oven below, integral dishwasher and space and plumbing for washing machine. Double doored display cabinet, wine rack. Worcester mains gas central heating boiler - newly installed in March 2023. Glazed door leading through to:

GARDEN ROOM

10'8" x 10'3" (3.26m x 3.14m)

French doors opening into rear garden and enjoying views. Two Velux windows, exposed roof trusses. Two full length storage cupboards, space and plumbing for American style fridge/freezer. Space and power for additional fridge, freezer and tumble dryer. Tiled floor. Radiator.

FIRST FLOOR

Feature galleried landing with two arches through to inner landing. Glazed double doors enjoying far reaching views and opening to external steps which lead down to the front garden. Radiator.

BEDROOM ONE

20'11" x 13'1" (6.40m x 4.00m)

A triple aspect room with windows overlooking front, side and rear gardens and also enjoying far reaching countryside views. Two wall lights, terrestrial television point. Two radiators. Door to:



EN SUITE SHOWER ROOM

A tiled room with a modern white suite comprising low level w.c., vanity sink unit with cupboards below, shower cubicle, spotlights, mirror and light. Tiled floor. Window to side.

BEDROOM TWO

15'7" x 15'2" (4.76m x 4.64m)

French doors overlooking rear garden with small balcony, five double built-in wardrobes and built-in chest of drawers, terrestrial television point.



EN SUITE BATHROOM

Another fully tiled room with modern white suite comprising low level w.c., pedestal wash hand basin, panelled bath with shower over, tiled floor, heated towel rail and extractor fan.

BEDROOM THREE

11'7" x 7'7" (3.55m x 2.33m)
Window overlooking rear garden.
Television point. Loft access. Radiator.

SHOWER ROOM

Double shower cubicle, vanity sink unit with cupboards below, low level w.c., heated towel rail. Tiled floor. Extractor fan.

BEDROOM FOUR

12'0" x 7'10" (3.66m x 2.39m)
Window overlooking rear garden,
radiator.

OUTSIDE

Lower Penair Barn is approached from a country lane through a wooden five bar gate and a gravelled driveway leads up to the house providing parking for many vehicles. Attractive brick building with gardeners w.c. The drive continues to the:

DOUBLE GARAGE

23'6" x 15'8" (7.17m x 4.80m)
Two up and over electric garage doors.
Light and Power. Half glazed pedestrian door. Window to side.

GARDENS AND GROUNDS

The fabulous mature gardens extend to approximately 1.4 acres which in itself is almost impossible to find within the city environs. They are surrounded by magnificent mature trees and shrubs that provide privacy and separation from neighbours and back onto farmland on three sides. There are fabulous far reaching countryside views from several positions. The whole perimeter of the garden has been fenced and is completely secure for dogs.

The garden includes generous areas of lawn interspersed with specimen shrubs, plants and trees including lots of camellias, rhododendrons, laurels, magnolia as well as a small orchard at the top of the garden with mature apple trees. Along the rear elevation is a terrace for sitting out and steps lead to a garden pond and onto a second patio. The garden rises beyond this to a well planted and wooded area with shaded terrace where there is an insulated shed used as a wine store. The whole garden enjoys a sunny aspect yet has shaded areas as





well. Behind the garage is a further pond, wood store, outside tap, greenhouse and garden shed.

The front garden is located on the opposite side of the gravel driveway that continues past the house to the second garage/home office. This garden is

predominantly lawn and perfect for energetic children and pets.

SECOND TIMBER GARAGE/HOME OFFICE 17'10" x 14'6" (5.45m x 4.43m)

Huge potential for a variety of uses. Light and power. Concrete floor. Double doors. Pedestrian door.

SERVICES

Mains water, electricity and gas are connected. Private drainage.

N.B

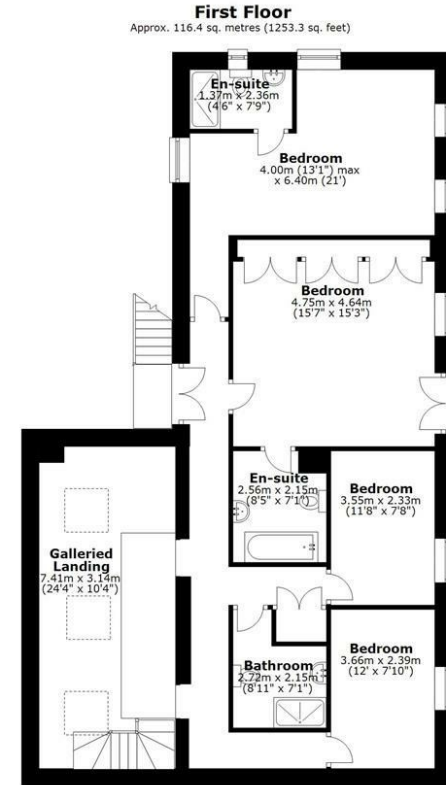
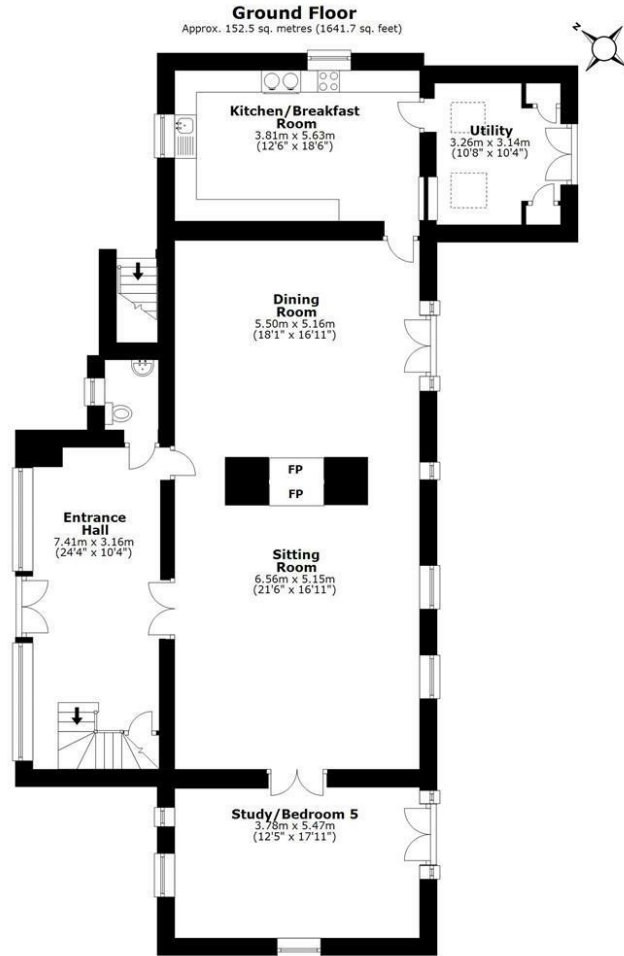
The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

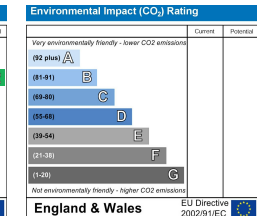
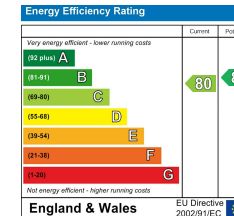
From Truro leave the city in an easterly direction along Tregolls Road, which is the road to St. Austell, rising up the hill past Beechwood Park and moving into the right hand lane at the traffic lights. Turn right at the traffic lights passing the entrance to Julian Foye and left before the new development (Belvedere) into a private road. Lower Penair Barn will be found at the end of this lane.



Total area: approx. 269.0 sq. metres (2895.0 sq. feet)

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 illustration purposes only and should be used as such.
Plan produced using PlanIt.

Lower Penair Barn, Truro







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