



# 3 TREGENNA FARM BARNs

LONDON APPRENTICE

PL26 7AW

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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THREE BEDROOM BARN CONVERSION IN SEMI  
RURAL SETTING

Tregenna Farm Barns is one of seven barn conversions situated in a semi rural location on the outskirts of London Apprentice. The small development was completed some eight years ago and provides high quality contemporary living with a traditional Cornish property.

The accommodation includes entrance porch, open plan kitchen/ dining/ sitting room, three bedrooms, one with an en-suite bathroom, and an additional shower room. There is allocated off road parking for at least two vehicles as well as a generous enclosed rear garden.

Sold with no chain, viewing is essential.

EPC - C. Freehold. Council Tax - D.

GUIDE PRICE £399,950

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

**E:** [sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

**www.**[philip-martin.co.uk](http://philip-martin.co.uk)



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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

### SPECIAL NOTE

Please note that the property is being sold with no onward chain.

The property is subject to annual fees paid to Tregenna Farm Barns Management Company Ltd to cover costs involved in providing the Common Services, and Estate Management. For 2024 the fee was £1300.000 paid in January. The new owner will be issued a £1.00 share in the Management Company.

### THE PROPERTY

3 Tregenna Farm Barns is a three bedroom mid terrace barn conversion situated in a semi-rural location. The location is wonderful as whilst being 'out in the sticks' it is only a short distance to the local amenities, including south coast destinations such as Mevagissey and The Lost Gardens of Heligan. The property has been converted to an incredibly high standard, and retains character features with beamed ceilings. Underfloor heating, with a mixture of Slate tiled and oak flooring is installed throughout supplied from a Ground Source Heat Pump. The property is fitted with quality fixtures and fittings including oak worktops and shelves. The property would be a desirable proposition as a bolthole, holiday let or even an applicant looking to live in this fantastic, quiet location. In all, the accommodation comprises; entrance hall, open plan kitchen/ dining/ sitting room, and bedroom with an en-suite bathroom to the ground floor, with two further bedrooms and a shower room to the first floor. Externally there is parking for a couple vehicles, as well as a generous, level lawn that is completely enclosed. The property also benefits from double glazing.

### LOCATION

The property is located in a very quiet rural setting approximately two miles from the villages of St Ewe and Polgooth. The harbourside communities of Gorran Haven and Mevagissey are within easy reach, as is Porth Luney Beach and the south Cornish coast. There are village facilities in Polgooth and St Ewe, both have pubs, as does Gorran Churchtown. St. Austell, home to the Eden project, lies about three miles to the north. The city of Truro with its Cathedral and fine shopping centre is about fourteen miles away (less than half an hours driving distance). The Lost Gardens Of Heligan and Lobbs farm shop are within a short drive.

### GROUND FLOOR

Slate tiled flooring throughout with underfloor heating, except the master bedroom which has oak flooring.



### ENTRANCE PORCH

Space for a desk with cupboard housing hot water cylinder, heat pump and additional storage. Window to front.

### OPEN PLAN KITCHEN/ DINING/ SITTING ROOM

5.82 x 4.85 (19'1" x 15'10")

A large open plan area with double doors leading out into the front courtyard. A wonderful social living space with kitchen area comprising a range of base and eye level units with solid oak

worktops over and tiled splashbacks. Inset stainless steel sink and drainer with window to front overlooking communal green. Electric oven and ceramic hob with extractor fan over. Integrated fridge/freezer, microwave and dishwasher. There is plumbing and space for a washing machine, ample space for a dining table and living area.

*Philip Martin*



#### MASTER BEDROOM

3.36 x 3.04 (11'0" x 9'11")

Double bedroom with solid oak flooring and fitted wardrobe that also houses the underfloor heating manifold. Double doors opening out onto front courtyard. Access outside en-suite bathroom to fully boarded loft.

#### EN-SUITE BATHROOM

1.97 x 1.81 (6'5" x 5'11")

Spacious bathroom comprising bath with shower over, wall mounted hand wash basin and low level W.C. Window to rear with slate windowsill. Extractor fan and heated towel rail.

#### FIRST FLOOR

Solid oak staircase and flooring to landing and bedrooms.

#### LANDING

Loft access and window to rear. Doors into;

#### BEDROOM ONE

3.53 x 2.90 (11'6" x 9'6")

Window to front with slate windowsill and exposed ceiling beams. Views of the far reaching countryside.

#### BEDROOM TWO

3.53 x 1.90 (11'6" x 6'2")

Window to rear with slate windowsill and exposed ceiling beams. Views overlooking the garden.

#### SHOWER ROOM

2.18 x 1.95 (7'1" x 6'4")

Slate tiled flooring with wall mounted hand wash basin, corner shower cubicle and wall mounted W.C. Window to front, extractor fan and heated towel rail. Exposed ceiling beams and cupboard with shelving for storage and also has the underfloor heating manifold.

#### OUTSIDE

At the front of the property, there is an enclosed courtyard garden laid to chippings with timber fencing around. Whilst at the rear there is a large, level lawn with a gravelled pathway leading from the off road parking. There is a raised terrace area

providing a private outdoor dining area with steps down to the back door.

#### SERVICES

Mains electricity. Borehole water supply and private drainage shared with neighbouring properties. Ground source heating supplied from a common borehole.

#### N.B

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

#### COUNCIL TAX

D.

#### DIRECTIONS

From Truro proceed in an easterly direction on the A390 towards St Austell and stay on this road until Hewas Water then turn right signposted Sticker. In the centre of Sticker and after the public house turn right into Chapel Street and follow this road until reaching "Five Turnings". Go straight across signposted St Ewe. After about 1 mile and on a sharp bend where there are farm buildings turn left and follow the road down the hill where the property can be found on the left hand side.

#### 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.

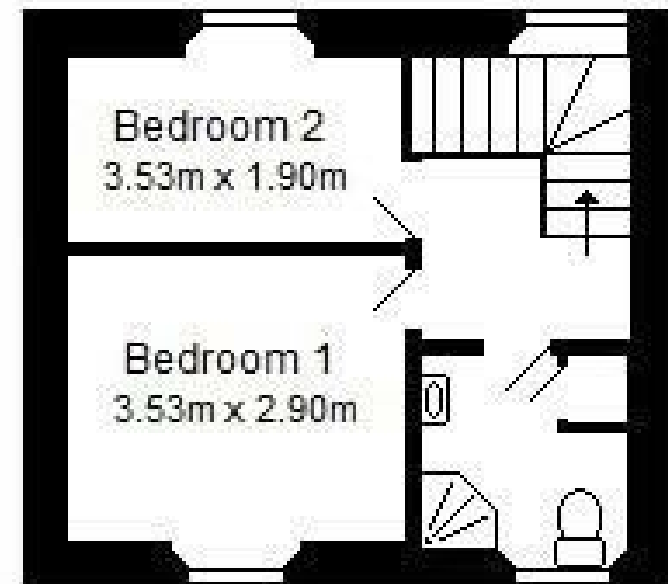
#### DATA PROTECTION

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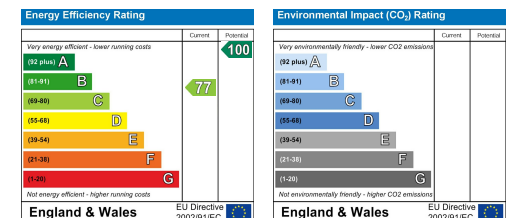


**Ground Floor**

**Not to scale. For identification purposes only.**



**First Floor**







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