



# LITTLE BARN

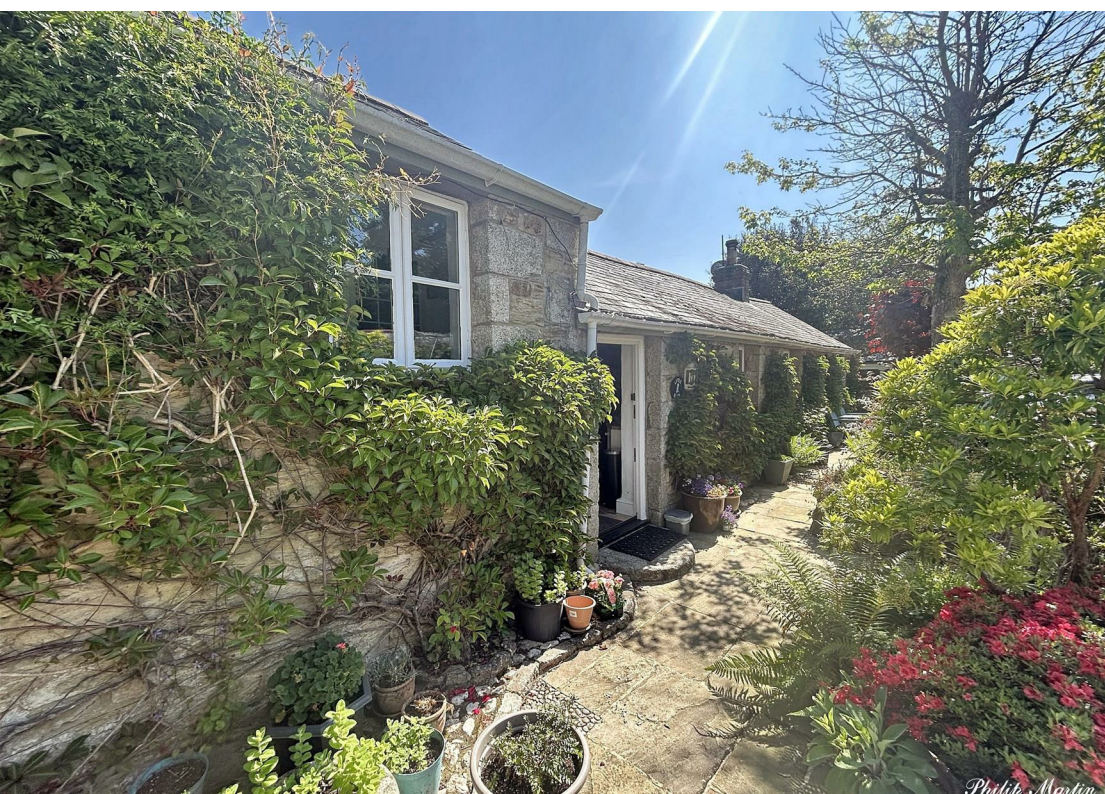
KILLIOW, KEA,  
TRURO TR3 6AG

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*







# LITTLE BARN

KILLIOW KEA

TRURO TR3 6AG

FABULOUS DETACHED SINGLE STOREY BARN CONVERSION  
IN THE HEART OF KILLIOW PARK

Enjoying a very peaceful setting within this exclusive location and only two miles from Truro with easy access to Falmouth and the south Cornish coast.

Beautifully presented with well proportioned rooms and many character features. Enjoying a sunny south facing aspect.

Two bedrooms, sitting room, kitchen/dining room and shower room.

Enclosed south facing garden with lots of sitting out space and mature shrubs, plants and trees.

Large workshop, garage and parking. Sold with no chain.

Leasehold. Council Tax Band D. EPC - D

A real gem - internal viewing essential.

GUIDE PRICE £397,500

*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)



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



## GENERAL COMMENTS

Little Barn is a fabulous single storey detached barn conversion located in a very peaceful setting in the heart of the former Killiow Estate. The setting is most attractive and the barn is one of a handful of traditional stone farm outbuildings that were imaginatively converted by John Crowther in the early 1990s. The barn is beautifully presented and retains much charm and character with high ceilings and exposed roof trusses and a sunny south facing aspect. The sitting room is a very well proportioned room with feature stone fireplace and woodburner. In addition there is a large kitchen/dining room, two bedrooms and shower room. Outside is a beautifully designed enclosed garden with paved terrace proving lots of sitting out space and many interesting shrubs, trees and plants. Across the shared courtyard is parking, garage and store. A short distance away is a most attractive workshop known as the "Gun Room" which has light and power and lots of space for hobbies and additional storage. Little Barn is sold with no chain. An internal viewing is essential.

## LOCATION

The location of Little Barn is very special indeed being just over two miles from Truro city centre, in a quiet and picturesque setting within the rural hamlet of Kea. The barn is located in a courtyard setting and is within a short walk of Kea Church. The city of Truro is literally a five minute drive away and is the main commercial and administrative centre of the county and has an excellent range of shopping facilities with many of the national multiples including a flag ship Marks and Spencer store, Waitrose, historic cathedral and excellent private and state schools. The Hall for Cornwall offers a varied programme of entertainment throughout the year and there is a main line railway link to London (Paddington).

The surrounding countryside offers numerous delightful walks including the nearby creeks at Cowlands, Point and Penpol. Loe Beach gives access to the water and there are further sailing opportunities, deep water moorings and yacht marina's at Mylor and Falmouth. The villages of Carnon Downs and Playing Place are close by having excellent facilities including shop and post office, with doctors surgery and dentist in Carnon Downs.

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

Stable door opening to:



## KITCHEN/DINING ROOM

3.38m x 2.59m (11'1 x 8'6)

A light twin aspect room with large south facing window overlooking the front courtyard and window to rear. High ceiling with exposed roof trusses and Velux window. Excellent range of base and eye level kitchen units. Double display cupboard. Electric double oven with extractor hood above, ceramic sink with mixer tap over, space and plumbing for washing machine, ceiling lights, tiled floor. Airing cupboard housing hot water cylinder. Doors to inner hallway and:

## SITTING ROOM

5.72m x 3.78m (18'9 x 12'5)

A lovely room, full of character with two windows overlooking the front courtyard. High ceiling with exposed roof trusses. Feature fireplace with granite hearth and lintel incorporating wood burning stove. Shelved alcove in firebreast recess. Electric heater. Door to:

*Philip Martin*





### BEDROOM TWO

3.81m x 2.08m (12'6 x 6'10)

A twin aspect room with windows to front and side. Electric heater. Panelling to dado height.

From inner hallway doors to bathroom and:

### MASTER BEDROOM

4.09m x 3.78m (13'5 x 12'5)

A light room with large south facing window overlooking the front courtyard. High ceiling with exposed roof trusses. Built in wardrobes. Electric heater.

### SHOWER ROOM

A very well appointed fully tiled room with white suite comprising low level w.c, wash hand basin and large walk in shower cubicle. Tiled floor with underfloor heating.

### OUTSIDE

The approach to Little Barn is through attractive granite gateposts and a five bar timber gate opens into the picturesque communal gravelled courtyard that serves Little Barn and three neighbouring properties. There is allocated parking and plenty of parking for guests.

### SINGLE GARAGE AND PARKING

For a small car and very useful storage. Adjoining the garage is the allocated parking space.

### GARDEN

From the courtyard a white painted gate opens into the garden. The garden is enclosed within a slate capped low stone wall and attractive painted metal railings. The garden enjoys a southerly aspect and has a stone paved floor providing lots of sitting out space. There are many mature shrubs and plants providing colour and interest including rhododendrons, camellias, azaleas and maple and cherry to name a few.

### WORKSHOP

A short distance away from Little Barn is a very useful workshop with attractive stone and granite walls and natural slate roof. Double wooden doors

open into a store and beyond this is the workshop with large window to front. Light and power is connected.

### SERVICES

Mains water and electricity are connected. Private drainage.

### N.B

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

### TENURE

Little Barn is offered for sale leasehold (residue of a 995 year lease from 1990).

### MAINTENANCE CONTRIBUTION

Currently £500 per annum paid to the Home Farm Management Company (owned and run by the residents).

### DIRECTIONS

Proceed out of Truro in a southerly direction along the A39 and after approximately one mile turn right signposted to Kea. Follow this road for approximately half a mile passing the church and take the next left hand turning. When the road splits take the right turning passing several houses and Little Barn is found on the right hand side just before the corner.

### 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

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.



**APPROX. GROSS INTERNAL FLOOR AREA 737 SQFT / 68.4 SQM**



### GROUND FLOOR



**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(10-15) A		
(15-20) B		
(20-30) C		
(30-40) D		
(40-50) E		
(50-60) F	58%	
(60-70) G		
Not energy efficient - higher running costs		

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(10-15) A		
(15-20) B		
(20-30) C		
(30-40) D		
(40-50) E		
(50-60) F		
(60-70) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

*Philip Martin*









PHILIP MARTIN

01872 242244 St Mawes 01326 270008 [www.philip-martin.co.uk](http://www.philip-martin.co.uk)

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*