

Larch Barn Lower Boscadjack Coverack Bridges, Cornwall TR13 0HH







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Come and take a look at this quite beautiful 3 bedroom detached barn conversion located in Coverack Bridges - a gorgeous countryside hamlet. Steeped in character features throughout the space is warm and inviting offering trendy reverse level living. The ground floor consists of a roomy entrance hallway which even provides space for a desk or sofa if required. The entrance hall leads to a family shower room and three bedrooms. The master bedroom is a really good size with plenty of built in wardrobe space and a really impressive en-suite complete with walk in shower cubicle and free standing tub! The other two bedrooms are also of good size and have built in storage. Head upstairs where there is a charming open plan kitchen and living room, brimming with natural light and with beautiful exposed vaulted beamed ceiling, this is a truly impressive room ideal for entertaining guests. The kitchen is both stylish and practical offering plenty of workspace space for preparing food. The living space is cosy with fitted wood burner. To the outside, there is a low maintenance gravel seating area which leads to a further large gravel area which provides plenty of parking for multiple vehicles but would be equally suitable as a garden area. In addition there is also a large pitched roof garage. If period features and character is what you desire then I highly recommend coming to view Larch Barn at your very earliest opportunity.



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£397,400

Location

Lower Boscadjack is an idyllic setting on the outskirts of the beautiful hamlet of Coverack Bridges, steeped in history this is a lovely rural setting with many walks right on your doorstep. The market town of Helston is approximately three miles away whilst the larger towns of Falmouth and Penzance are approximately thirteen miles away. The picturesque harbour village of Porthleven is within an ten minute drive offering sandy beaches, art galleries, shops and various restaurants.

Accommodation

Entrance Hallway

Hallway

Bedroom One with En-suite

Bedroom Two

Bathroom

Bedroom Three

Stairs to Landing

Open Plan Lounge/Dining Area/Kitchen

Outside

Pull up onto the gravel driveway which provides plenty of parking for multiple vehicles and also access to the garage. If a lot of parking isn't what you need then this space would be equally suited a little garden area. To the front of the barn there is a gravel seating area with plenty of space for a table and chairs to sit out and enjoy a warm summer evening.

Outbuilding

A brilliant amount of storage or potential to become a workshop

Services

Mains electricity, water and shared private drainage. Oil fired central heating.

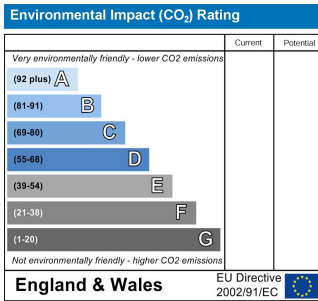
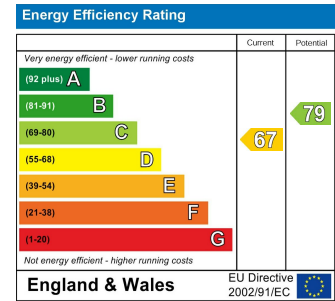
Council Tax Band

The property is currently used as a holiday let so no council tax banding applies.

Agents Note

Prospective purchasers should be aware that the neighbour property has a vehicular right of way across the driveway to access their property. Our client has also informed us that the annexe has pedestrian right of access over the driveway to the lane.





Agents Note Two

Perspective purchasers should be aware that conditional planning permission has been granted with the following reference numbers PA19/03431, PA24/06277

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

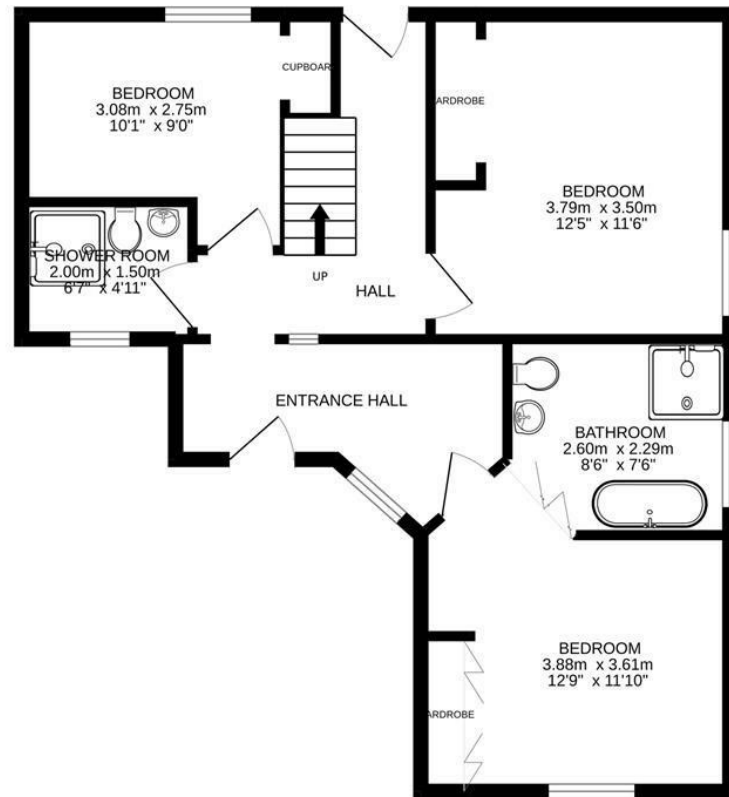
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

What3Words

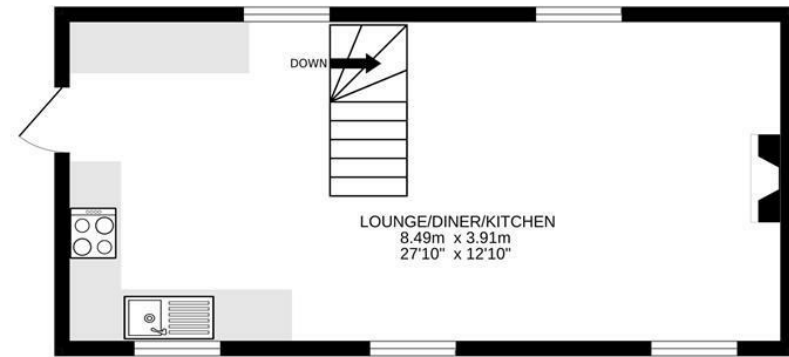
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GROUND FLOOR



1ST FLOOR



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.
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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

