

# Carne View Barn

## Crowntown, TR13 0AA











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Situated in the charming and sought after village of Crowntown, this stunning barn conversion offers a unique blend of modern living and rustic charm. With five spacious bedrooms and four well-appointed bathrooms, this property is perfect for families or those seeking ample space for guests. Set within generous grounds of just under five acres, the home boasts a wealth of original features that add character and warmth to the living spaces. The expansive gardens are a true highlight, featuring a delightful orchard, growing areas, and wonderful open fields. These are ideal for those with a passion for gardening or simply enjoying the beauty of nature. The property also provides ample parking for several vehicles, as well as a good size double garage. Located in a sought-after rural area, this home is in close proximity to the picturesque Trevarno Estate, offering a serene lifestyle while still being within reach of local amenities. This barn conversion is not just a home; it is a lifestyle choice, combining the tranquility of rural living, a wealth of history and the charm of a beautifully restored property. Whether you are looking to entertain, relax, or immerse yourself in the countryside, this residence is sure to impress.



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**Guide price - £833,000**

**Location**

Crowntown is semi-rural hamlet growing in popularity and for good reason. Well placed for access to both the North and South Coast, both with stunning beaches to offer the property is also convenient for the surrounding countryside and good walking. It is easy to connect to the A30 and to access more major towns such as Truro, Camborne and Redruth as well as nearby Helston and The Lizard Peninsular. The property is within walking distance of the Ofsted outstanding rated Sithney Primary School.

**Accommodation**

Entrance hall  
Kitchen dining room  
Sitting room  
Utility room  
WC  
Study  
Bedroom

Bedroom  
Bathroom  
Bedroom  
En Suite  
Bedroom  
Bedroom  
Bathroom

**Outside**

The property benefits from being situated on a wonderful plot, with a range of garden areas and open paddocks. You are greeted by a spacious open driveway upon entering the property, which provides off road parking for several vehicles. From here a path leads down to the orchard which is well presented with a range of apple trees and a number of mature shrubs & flowers. To the rear elevation of the property is a good size courtyard with stone walling and a central water feature. The grounds then open up into a large growing area with the remnants of a poly tunnel, that could easily be reinstated and provide a productive growing area. From here, you are welcomed by the open paddocks, comprising 3 separate fields with mature Cornish hedging and a number of trees planted by our client to the boundaries.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



**Garage**

Good size garage with two doors, perfect for vehicles and storage

**Services**

Mains water, electricity and gas. Private drainage (septic tank). Freehold tenure.

**Council Tax Band-E****What3Words**

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**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.





Approximate Area = 1895 sq ft / 176 sq m

Garage = 342 sq ft / 31.7 sq m

Total = 2237 sq ft / 207.7 sq m

For identification only - Not to scale



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.



