



## Lower Treviades, Nr. Constantine.

A charming, detached barn conversion  
Set in a delightful, rural hamlet  
Ideal permanent or second home  
Bright open plan living/dining room and kitchen  
Two double bedrooms with shuttered windows  
En-suite bathroom, separate shower room/wc  
Electric heating, double glazing, hard wearing flooring  
Delightful, terraced courtyard with rural views  
Detached garage with electric roller door  
Viewing highly recommended



**Guide £345,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND G**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7041



We are pleased to offer as our client's sole agents, this charming two bedroom barn conversion which is set in a delightful rural location at Lower Treviades in a small development of homes which were formerly part of a larger range of farm buildings.

The barn was a delightful retreat for our clients for many years and is now being sold with 'no onward chain' and they are prepared to sell the property fully furnished (excluding personal items).

The property has features including; stained wood sealed unit double glazed windows, independent electric heating, hard wearing wood finish flooring and fitted kitchen with built-in appliances.

The accommodation includes a delightful open plan living/dining room and kitchen, inner hallway, main bedroom with full en-suite bathroom, a second double bedroom and a shower room/wc combined. Outside the property there is a delightful sun trap terraced courtyard, an attached garage with electric roller door which is big enough for a good sized SUV e.g. a Land Rover Discovery.

Lower Treviades is a small hamlet just a short drive away from Port Navas on the Helford River and within easy reach of the well served village of Constantine which has a good range of local amenities and schooling and a bus service which runs from the village to Helston in the West and Falmouth in the East.

**An early viewing is highly recommended to secure this barn conversion.**

**Why not call for an appointment to view today?**

#### **THE ACCOMMODATION COMPRISES:**

A gateway from the driveway takes you into a delightful, enclosed patio garden and steps lead from the top patio and down to the lower level which has a useful covered area.

**STAINED WOOD AND MULTI-PANED STABLE DOOR LEADS TO:**

**OPEN PLAN LIVING/DINING/KITCHEN 7.14m (23'5") x 3.84m (12'7")**

Having continuous hard wearing wood finish flooring all the way through.



#### **SITTING ROOM AREA**

Sealed unit double glazed French doors leading onto the patio, monopitch canopied roof with double glazed Velux windows and inset spotlights, four wall lights and night storage heater.



#### **KITCHEN AREA**

Equipped with a range of matching wall and base units in cream, steel cup handles, beech block work surfaces and pine panelling over, inset Belfast sink unit with brass reproduction mixer tap, a range of appliances including electric ceramic hob and single oven under and electric cooker over, built-in washer/dryer, built-in dishwasher, refrigerator and freezer, continuous hard wearing wood finish flooring.





### **MAIN BEDROOM 4.14m (13'7") x 3.28m (10'9")**

Approached from the living room with pine latch and brace door and having sealed unit double glazed window, monopitch canopy ceiling with inset spotlights and double glazed Velux window providing more natural light, wall mounted independent electric heater, pine latch and brace door to:



### **SHOWER ROOM/WC 2.18m (7'2") x 1.27m (4'2")**

With a white suite comprising; fully tiled shower cubicle, Opal thermostatically controlled electric shower and screening, rope twist pedestal hand wash basin with chrome hot and cold taps, low flush wc, stained wood panelling to dado height, shaver point, extractor fan, inset ceiling spotlights, pine latch and brace door.



### **EN-SUITE BATHROOM 2.21m (7'3") x 1.73m (5'8")**

Well appointed with a white suite comprising; panelled bath with reproduction mixer tap and telephone hand shower, stained pine surround to dado height, rope twist hand wash basin with hot and cold taps, low flush wc, non-slip flooring, sealed unit double glazed window and roller blind, shaver light, Dimplex down floor electric heater, extractor fan, inset ceiling spotlight.



### **OUTSIDE**

A private lane leads to the barn and the surrounding complex and gives access to the single garage which is included in the sale. A gate from the driveway leads into a sheltered paved courtyard which enjoys a Southerly aspect and steps lead up to a second elevated terrace which provides a great place to relax and dine alfresco and this has excellent views across the rooftops to the surrounding countryside in the distance. Steps lead down past well stocked flower borders to the right hand side passing the front door and covered area to the left and leading down to a long narrow patio which is completely private.

### **PINE LATCH AND BRACE DOOR FROM LIVING ROOM TO:**

**INNER HALL** With access to loft space.

### **BEDROOM TWO 3.28m (10'9") x 2.54m (8'4") plus 1.22m (4'0") x 0.71m (2'4")**

A good sized double bedroom which has deep recessed sealed unit double glazed window and pine shutters, wall mounted independent electric heater, monopitch canopied roof with inset ceiling spotlights and Velux window giving more natural light, pine latch and brace door.







## MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



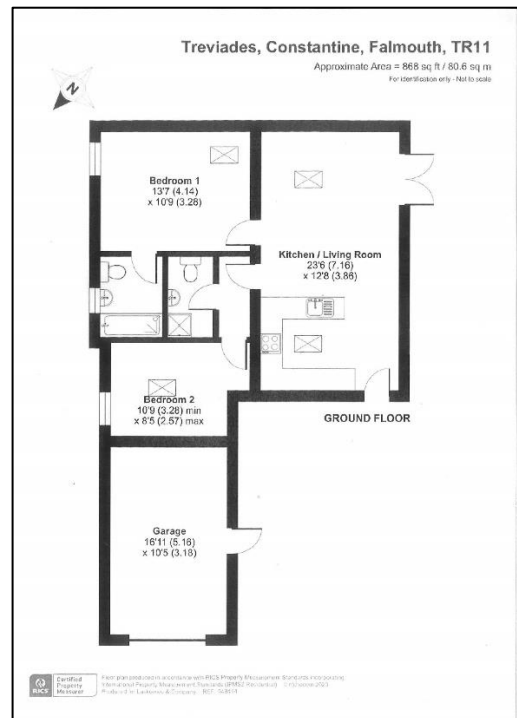
### ATTACHED GARAGE 5.16m (16'11") x 3.17m (10'5")

With electric roller door, lighting and power and pedestrian door to the side which takes you to the courtyard.

**COUNCIL TAX** Band C.

### SERVICES

Mains water and electricity. Private drainage (Entec sewerage treatment plant).



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

