



## Twelveheads

Detached modern barn conversion  
Approximately 5.5 acres of grounds and fields  
Set in a rural location, with a good degree of privacy  
Modern two bedroom, two bathroom property  
Double glazing and central heating facilities  
Parking for a large number of vehicles  
Outbuildings, field shelter and workshop  
Good decorative order throughout  
Located near walks, bridleways and cycle paths  
Five minutes from the A30 midway between Truro and Falmouth

ENERGY EFFICIENCY RATING  
BAND D

Guide £400,000 Freehold

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REF: SK7297

An opportunity to purchase a modern detached barn conversion with approximately 5.5 acres of land and gardens, located in a rural location convenient for access to bridal ways, walks and cycle paths. Set within the world heritage site seeped in mining history.

The property is offered for sale in good decorative order throughout and was converted by the current vendors to include a large open plan living room/kitchen, a family style bathroom and two generous double bedrooms, the principle having full en-suite.

The property is the perfect blend of traditional features and contemporary living, it boasts an attractive modern kitchen, and a feature free standing wood burner. There are modern features such as gas fired central heating and double glazing throughout.

The property sits on a superb location that is accessed via a long driveway and has a gated parking area with parking for numerous vehicles. The property has a wooded garden to the front and a range of fields to the side and rear totalling approximately 5.5 acres.

The accommodation in brief comprises of an attractive stable door which opens onto a 22'4" x 14'6" open plan living area with a nicely fitted integrated kitchen with a range of wall and base units and living room with dining area with a free standing wood burner and double glazed patio doors opening onto the rear decking. Doors lead to a family bathroom with a nicely appointed modern bathroom suite and two generous double bedrooms, the principle with a high vaulted ceiling with an unusual circular window and patio doors opening onto the decking area. This room has a spacious modern en-suite with double shower cubicle, low level wc and two wash hand basins.

Twelveheads is a traditional hamlet located between Truro and Falmouth and is popular due to its accessibility throughout the region. This area is known for its access to countryside walks, the mineral tramways which offer cycling facilities and connects the creek side village of Devoran, with the coastal village of Portreath on the North coast. Although a rural hamlet the main A30 is only a short distance away.

#### THE ACCOMMODATION COMPRIMES

A pair of timber gates lead to a driveway with parking for a large number of vehicles, on a hard standing parking area, which leads to a shed/workshop and garage which is currently overgrown. A path leads to a front wooded area and garden to the front door.

#### FRONT ENTRANCE

A character stable style timber door with bulls eyes glazed panel adding charm.



#### OPEN PLAN LIVING AREA 6.81m (22'4") x 4.42m (14'6")

A light and airy room with a vaulted ceiling and double glazed timber patio doors opening onto an outside decking area whilst allowing a good degree of light.

#### KITCHEN AREA

A nicely fitted modern kitchen with a range of wall and base units with cupboards and drawers with an oak effect finish, metal door furniture and soft close doors. Granite effect roll top work surface with tiled splashback incorporating a stainless steel one and a half bowl sink with mixer tap. A four ring hob with a tasteful stainless steel splashback and matching extractor canopy over. A built in stainless steel oven, integrated fridge and freezer, integrated slimline dishwasher, plumbing for a washer/dryer, spotlights, timber double glazed window overlooking the wooded garden to the front, this area is finished with a tiled floor.



### LOUNGE AREA

A free standing wood burning stove sitting on a slate hearth, timber double glazed window with outlook to the rear and parking area, radiator, tv aerial point, timber door to storage cupboard in the eaves, wall lights and finished with a tiled floor.



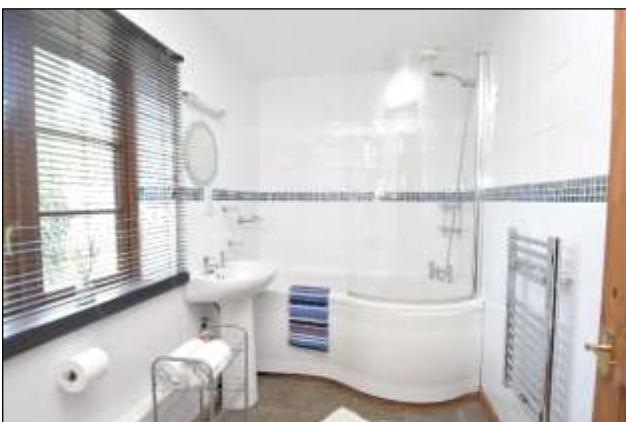
### DINING AREA

Timber double glazed doors opening onto a decking area with pleasant outlook to the rear, wall lights, and finished with a tiled floor. A pair of timber doors open to the principle bedroom.



### FAMILY BATHROOM

A nicely appointed bathroom comprising of a panel bath with overhead shower and glass screen. A low level wc and pedestal hand wash basin, tiled walls, heated towel rail, a plastered ceiling with ceiling light, extractor fan, shaver point and light, timber double glazed window and finished with a non-slip tiled floor.



### BEDROOM TWO 3.81m (12'6") x 2.59m (8'6")

A double bedroom with plastered ceiling and central ceiling light, timber double glazed window with outlook to the rear, radiator finished with a tiled floor.



### BEDROOM ONE

A large double bedroom with an impressive feel due to its high vaulted ceiling with an unusual circular window at the end gable. Timber double glazed patio doors opening onto a timber decking area with an outlook to the rear. Wall lights, radiator, timber door to the en-suite facilities.



### EN-SUITE

An unusual modern spacious en-suite consisting of a double shower cubicle with glass bricks and a mixer shower. A low level wc with push button flush, his and hers matching sinks with a tiled splashback, shaver point, tiled walls and a chrome heated towel rail. Plastered ceiling with downlights and extractor fan, timber double glazed frosted window finished with a non-slip tiled floor.



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.

## OUTSIDE

### LAND AND FIELDS

The property has the unusual benefit of acreage that will be included in the sale, this is a range of fields some of which are sloped and are 5.4 acres or thereabouts.

It consists of:

Field 1 - 1.26 acres

Field 2 - 0.94 acres (plus wooded area to rear of field shelter of about 0.25 acres)

Field 3 - 1.16 acres

Field 4 - 1.04 acres

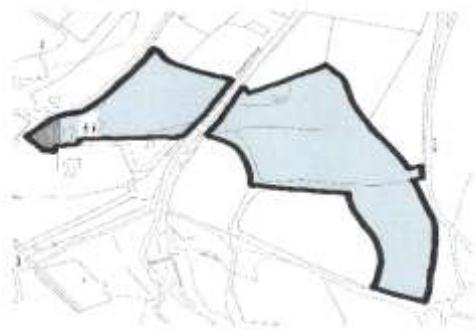
Access lane - about 0.5 acres

Front Garden - about 0.25 acres



### PARKING

The property has a large hardstanding gravel area which provides parking for a large number of cars and vehicles.



(Plan provided by vendor)

### OUTBUILDINGS APPROXIMATE DIMENSIONS (MM)

GREENHOUSE 1800 X 3000MM

OLD WOODSHED 2400 X 3200MM

PATIO/BASE 7000 X 3200MM

NEW SHED 3600 X 2500MM

GARAGE 5700 X 5200MM

FIELD SHELTER 7000 X 5000MM

### GARDENS

To the front of the property there is a mature wooded garden which is mainly made to lawn, and a path leads to the side.

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