



Goviley Major Barn



## Goviley Major Barn

*This beautifully converted barn offers rustic charm with modern luxury, featuring three bedrooms, a spacious living room, and a well-equipped kitchen. The primary suite includes a dressing room and en-suite steam shower. The wraparound garden has a decked seating area, and a versatile garden room provides additional space for an office, playroom, or gym. Enjoy countryside tranquillity with contemporary convenience.*

### Accommodation Summary

**Gross Internal Floor Area:** 1,492 sq. ft. (138 sq. m.).

#### Ground Floor

Covered Entrance Porch, Entrance Hall, Living Room, Kitchen, Bedroom Three.

#### First Floor

Primary Double Bedroom with En-Suite Shower Room and Dressing Room, Family Bathroom with Separate Shower Cubicle, Second Double Bedrooms.

#### Outside

Detached Garden Room, Decked Seating Area, Wraparound Garden, Allocated Parking Space.





## Goviley Major Barn: Description

This beautifully converted barn offers a unique blend of rustic charm and modern luxury. The spacious property features three bedrooms and versatile living spaces, making it perfect for families or those seeking a peaceful retreat in the countryside.

This attractive property is situated on the outskirts of the popular and thriving village of Tregony, which has excellent primary and secondary schools. St Austell and the City of Truro are 8 and 9 miles away respectively.

The primary bedroom suite is a standout feature, offering a generous space with a good size dressing room that can easily be transformed into a nursery, home office, or even divided into a separate bedroom. The en-suite shower room is equipped with a luxurious steam shower, providing a spa-like experience right at home.

An additional double bedroom is located on the first floor, providing ample space and comfort for family members or guests. A further double bedroom is conveniently situated on the ground floor, offering flexibility and easy access for various living arrangements.

The spacious living room is perfect for both relaxation and entertaining, featuring direct access to the garden. This seamless indoor-outdoor living experience is enhanced by the well-appointed kitchen, which boasts a breakfast bar, an oil fired range cooker, and a separate electric cooker and hob. The kitchen is designed to cater to everyday family meals and special occasions alike.

The garden is a true highlight, wrapping around the property on two sides and offering plenty of space for outdoor activities. A decked seating area, accessible from the living room, is ideal for al fresco dining or simply enjoying the tranquil surroundings. Additionally, the property includes a versatile garden room, currently used as a home gym. This space is perfect for a work-from-home office, children's playroom, or overflow accommodation, subject to necessary consents. Planning permission currently exists to extend the property to the West elevation to create a further living area.

This barn conversion combines the best of countryside living with modern conveniences, providing a tranquil yet connected lifestyle.















## Location Summary

(Distances and times are approximate)

Tregony: 1.5 miles, Verran: 4 miles, Portholland Beach: 2.7 miles, Carne Beach: 5 miles, St Austell: 8 miles (London Paddington 4.5 hours by train), Truro: 9 miles, St Mawes: 10 miles, Portscatho: 8 miles, Cornwall Airport Newquay: 18 miles (regular flights to London (80 minutes) and other regional UK Airports).

## Tregony

Tregony is known as the gateway to the Roseland Peninsula. This is an area of outstanding natural beauty with much National Trust property, and a wealth of beaches, coastal features, fishing villages, lovely countryside and sailing facilities. Tregony was once a thriving port on the River Fal before it silted up. Today it is flourishing again with many interesting old buildings, Church, excellent senior and junior schools, two doctors' surgeries, dentist, hairdresser, Public House and a range of shops and facilities along its wide main street, including a mini-market and post office. Despite its rural location, Tregony remains well connected with a regular bus service to Truro, Probus and St Mawes. The City of Truro, the commercial centre of Cornwall lies some 8 miles away and offers an extensive range of retail facilities together with private schooling and a main line rail connection to London, Paddington.

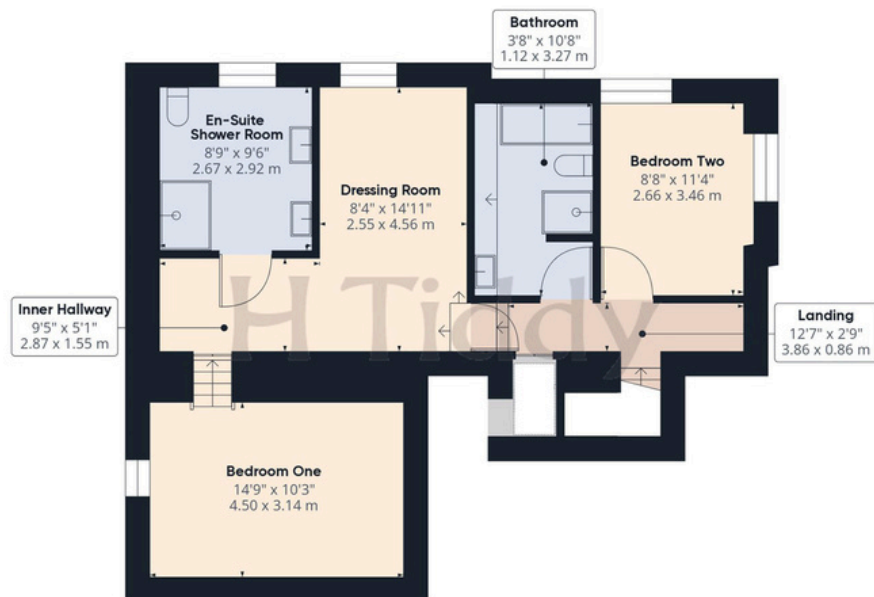
## Cornwall

The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliiske). Cornwall Airport in Newquay has regular daily flights to London as well as offering connections to other UK regional airports and a number of European destinations.

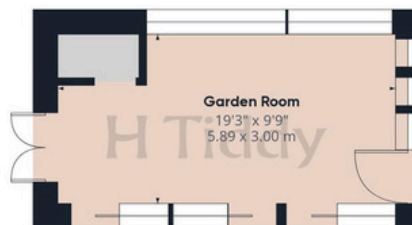
Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock) and Michael Caines (Maenporth). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans, and Stuart Shaw at the Idle Rocks, St Mawes.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1492.66 ft<sup>2</sup>

138.67 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Goviley Major Barn

Goviley  
Nr Tregony  
Cornwall  
TR2 5TT

### General Information

**Services and Specifications:** Mains electricity. Private water supply and private drainage. Oil Fired central heating. Telephone and television points. NB: the electrical circuit, appliances and heating system have not been tested by the agents.

**Energy Performance Certificate Rating:** E

**Council Tax Band:** C

**Ofcom Mobile Area Coverage Rating:** Likely.

**FTTP Broadband available:** Openreach predicted max download speeds: Ultrafast 1800 Mbps; Standard 24 Mbps.

**GOV.UK Long Term Flood Risks:** River/Sea: Very Low. Surface Water; Very Low.

**Tenure:** FREEHOLD.

**Land Registry Title Number:** TBC

**Planning Permissions:** C1/PA06/0373/10/R

**Viewing:** Strictly by appointment with H Tiddy.

## H Tiddy Estate Agents

The Square  
St Mawes  
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### Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

**General Data Protection Regulations:** 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 office in St Mawes.

