



# Trecarne Farm Granary

Trecarne, Liskeard, PL14 5EE





## *Trecarne Farm Granary*

Trecarne, Liskeard, PL14 5EE

Guide Price £550,000-£575,000

Charming four-bedroom  
semi-detached barn conversion

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Situated within the peaceful hamlet of  
Trecarne

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Self-contained one-bedroom annex on  
the ground floor

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Ideal for multi-generational living or  
guest accommodation

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Rear gardens arranged over three  
attractive levels

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## Description...

Nestled within the peaceful hamlet of St. Cleer, this charming four-bedroom semi-detached barn conversion offers a rare opportunity to enjoy countryside living in an idyllic setting.

Full of character and versatility, the property benefits from a self-contained one-bedroom annex situated on the ground floor, making it ideal for multi-generational living, guest accommodation, or potential holiday letting opportunities.

The main residence provides spacious and well-proportioned accommodation throughout, combining traditional charm with practical family living. Externally, the property enjoys attractive rear gardens that offer a private and tranquil space to relax and entertain while taking in the surrounding rural atmosphere.

To the front, ample parking is available for multiple vehicles, adding further convenience for family life or visiting guests. A traditional piggery is also included within the grounds, currently providing excellent additional storage with potential for a variety of uses subject to any necessary consents.

Situated in a delightful rural location yet within reach of local amenities, this unique home perfectly balances countryside charm with flexible living accommodation.



## K Accommodation

Entrance via composite door with obscure glazed panelling inset opening into:-

### Hallway

uPVC double glazed window to the side elevation, built in storage cupboards, stairs rising to the first floor with storage below, coving to ceiling, radiator.

### Bedroom

uPVC double glazed window to the front elevation, radiator, wooden beams to ceiling, door leading into:-

### Ensuite

Obscure uPVC double glazed window to the front elevation, low-level W.C, pedestal wash hand basin with individual taps, large shower cubicle with glazed shower screen and door with mixer shower over, chrome heated towel radiator, partially tiled throughout.

### First Floor

Obscure window, doors off to first floor rooms, access to attic via loft hatch.

### Bedroom/ Office

uPVC double glazed window to the front elevation, built-in storage cupboard, radiator.

### Living/Dining Room

Dual aspect having uPVC double glazed window to the rear elevation and uPVC double doors with glazed panelling insets opening onto balcony, multi fuel burning stove with slate hearth and stone surround with wooden mantle over, built in storage cupboards, wooden beams to ceiling, television point, radiators, coving to ceiling.

### Landing

uPVC double glazed window to the side elevation, doors off to all further rooms, built-in airing cupboard, access to attic via a loft hatch, radiator, coving to ceiling, stairs lowering to ground floor annex.

### Kitchen

uPVC double glazed window to the side elevation, a range of fitted wall and base units with roll top work surfaces over incorporating a Belfast sink with mixer tap over, space for gas range cooker and extractor fan over, space for freestanding American style fridge freezer, integrated washing machine, integrated dishwasher, radiator, coving to ceiling.

### Bathroom

Obscure uPVC double glazed windows to the side elevation, low-level W.C, wash hand basin with mixer tap over and vanity storage below, bath with panelled surround and mixer tap with shower over and glazed shower screen, chrome heated towel radiator, coving to ceiling, partially tiled throughout.

### Bedroom

uPVC double glazed window to the side elevation, radiator, coving to ceiling.

### Bedroom

uPVC double glazed window to the side elevation, radiator, coving to ceiling.



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## Annex Accommodation

Wooden stable door with obscure glazed panelling insets opening into:-

### Kitchen

Wooden single glazed window to the side elevation, a range of fitted wall and base units with square top work surfaces over incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over, space for freestanding electric cooker with extractor fan over, under counter space for fridge and freezer, under stairs storage cupboard, plumbing for washing machine, radiator, coving to ceiling.

### Open Plan Bedroom/Living Room

Triple aspect having wooden double glazed windows to the side elevation and uPVC double glazed windows to the side elevation with wooden doors opening onto the rear and side elevations, multi fuel burning stove with slate hearth, radiators, door leading into:-

### Shower Room

Obscure uPVC double glazed window to the side elevation, low-level W.C, pedestal wash hand basin with mixer tap over, walk in shower with glazed shower screen and mixer shower, partially tiled throughout, chrome heated towel radiator, coving to ceiling.





Produced on Land App, May 23, 2026.  
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**Approximate total area<sup>(1)</sup>**

97.8 m<sup>2</sup>  
1052 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

94 m<sup>2</sup>

1011 ft<sup>2</sup>

**Balconies and terraces**

10.9 m<sup>2</sup>

117 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Outside

Externally, the property enjoys a truly idyllic and peaceful setting with far-reaching countryside views adding to its charm and appeal. A stone-chipped driveway provides ample parking for multiple vehicles and leads to the traditional piggery, which currently offers excellent additional storage space.

To the side of the property, a patio seating area provides the perfect spot for outdoor dining and entertaining while enjoying the tranquil surroundings. The rear garden is arranged over three levels, creating a wonderful sense of space and character, with an abundance of mature trees, shrubs, and established planting throughout.

Further benefits include a greenhouse and garden shed, ideal for keen gardeners or those seeking additional outdoor storage.



## Services

Mains water, electricity, drainage and oil fired central heating.

 EE Rating - D

 Council tax band - E

 Directions

What3Words – fast.capers.parked

 Virtual Tour

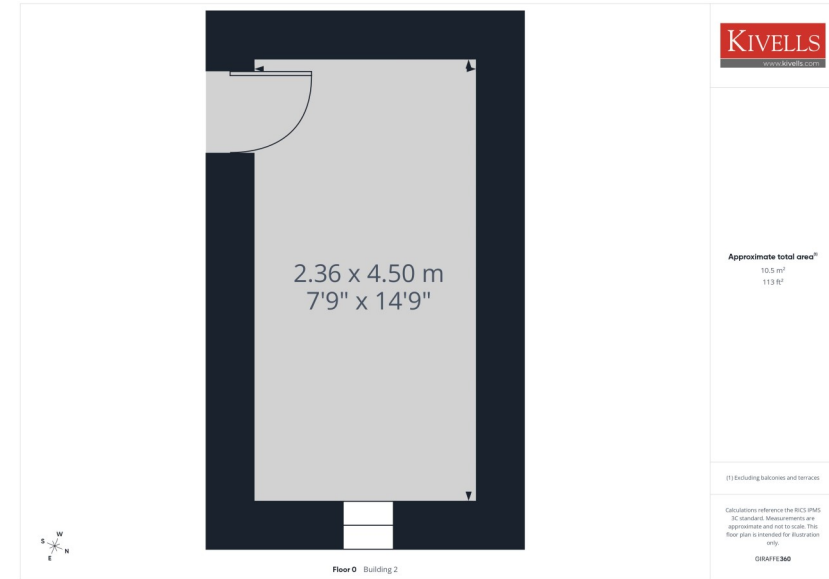
<https://tour.giraffe360.com/3082bf5b4aaa46ad8605453c8af9f7f9>

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