

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

NEW BARN HOUNSTER HILL, MILLBROOK, TORPOINT, PL10 1AJ

PRICE GUIDE £565,000





Close to Tregantle Beach on the beautifully unspoilt Rame Peninsula, an outstanding south facing and detached barn conversion with stunning rural views, privately positioned within generous level gardens. About 1316 sq ft, 30' Triple Aspect Sitting/Dining Room, 15' Kitchen/Breakfast Room, 3 Bedrooms (1 ensuite), Private Drive, Ample Level Parking, Triple Carport/Workshop, Studio/Home Office, Established Gardens, About 0.40 Acre.

WHITSAND BAY 1.5 MILES, MILLBROOK 1 MILE, KINGSAND 1.5 MILES, ST GERMAN'S RAILWAY STATION 8 MILES, PLYMOUTH 8 MILES, EXETER 63 MILES

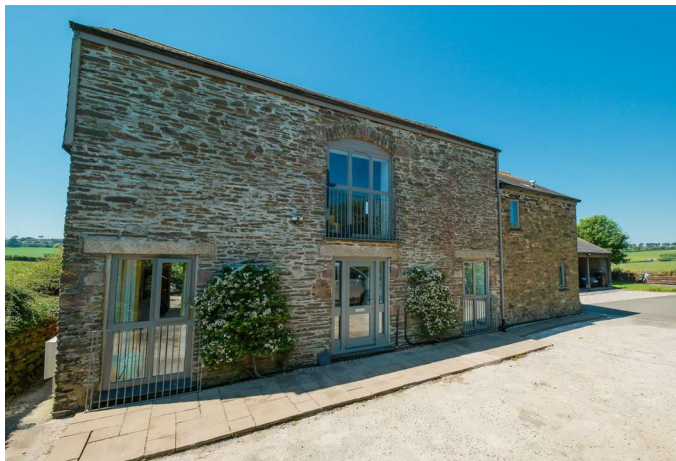
LOCATION

This unique property is located in a spectacular setting in one of the most beautiful parts of Cornwall. It lies in the heart of the Rame Peninsula and on the edge of the village of Millbrook, close to the crystal clear waters of Plymouth Sound and Whitsand Bay.

The village of Millbrook includes a wide range of services including a small supermarket, local shops, doctors' surgery, primary schools, pubs and restaurants and other facilities including the various facilities to keep and launch boats, while nearby Cremyll includes a riverside pub and pedestrian ferry conveniently linking to the Stonehouse and Royal William Yard area of the City of Plymouth. In addition the A38 accessed at Trerulefoot gives excellent commuting to Plymouth, Exeter and Truro. The mainline railway station can be accessed at St Germans (8 miles or 20 minutes drive) with regular services to London Paddington (quickest time is about 3 hours 30 minutes).

The nearby villages of Kingsand and Cawsand both have a welcoming community, are home to the Rame Gig Club and are well equipped with a variety of local shops, pubs and restaurants together with a sailing club and other facilities. The Rame Peninsula is relatively little known, often described as 'Cornwall's forgotten corner', forming part of the Cornwall Area of Outstanding Natural Beauty with quiet beaches and outlined by the South West Coastal Path. The Mount Edgcumbe Country Park, an 800 acre area of coastal woodland and open hillsides, is possibly one of the most beautiful and varied locations of Cornwall, lies on the edge of the village.

Access to Plymouth is via the town of Torpoint, with the vehicle ferry linking to the City. Alternatively The A38 is accessed at Trerulefoot and provides quick links to all parts of the region. The long golden sands of Whitsand Bay and the beautiful Rame Peninsula are only a short drive from the property.



DESCRIPTION

New Barn comprises a detached, south facing barn conversion in an enviable private location on the coastal hinterland with no near neighbours. With handsome, mellow stone faced elevations the property has been in our clients ownership for 7 years and has been carefully maintained during their ownership including the construction of a fabulous studio/summerhouse perfect for use as a home office, creative space, overflow guest accommodation or simply as an entertaining space with a strategically positioned patio/barbecue area adjacent.

The accommodation benefits from full double glazing and oil fired central heating and will be found to be presented to an immaculate and contemporary standard throughout. The layout is of reversed design allowing the living accommodation to take advantage of the 360 degree views over the rural landscape, importantly the sitting room opens onto a canopied balcony with stone staircase descending directly into the garden.

Extending to about 1316 sq ft and demonstrated by reference to the attached floorplan the accommodation briefly comprises as follows - FIRST FLOOR - 30' Triple Aspect Sitting/Dining Room with vaulted ceiling and LPG room heater (wood burner style) - Canopied Balcony off - 15' Kitchen/Breakfast Room - GROUND FLOOR - 15' Principal Bedroom, dual aspect with walk in wardrobe, French doors with direct access to the garden and Ensuite Shower Room/WC - 2 Further Double Bedrooms, one with built in wardrobes and French doors to the garden - Family Bathroom

OUTSIDE

A gated tarmac and gravelled driveway provides ample level parking area for many cars and with space for boat, motorhome and/or caravan etc. In turn this leads to a three bay garage/carport with the third bay currently enclosed and having double doors enabling use as a workshop, tractor shed and store. Close by is the externally sited oil fired boiler.

The level gardens are a particular feature of the property, bounded on three sides by open farm land providing privacy and a stunning 180 degree rural outlook. The gardens extend to about 0.4 acre and comprise sheltered patios and gravelled terrace with lawns and established tree and colorful flower and shrub beds. The fantastic bespoke Studio/Summerhouse is a focal point of the garden with a wide wrap around verandah and 2 sets of aluminum folding doors, the building is well insulated and is perfect for a combination of uses.

EPC RATING -E, COUNCIL TAX BAND - D

SERVICES - Private borehole water with filtration system, mains electricity and private drainage. The garage electrics have been improved and are ready for installation of Solar PV and an EV point.

DIRECTIONS



Using Sat Nav - Postcode PL10 1AJ The property will be found on the right hand side as you approach the village.



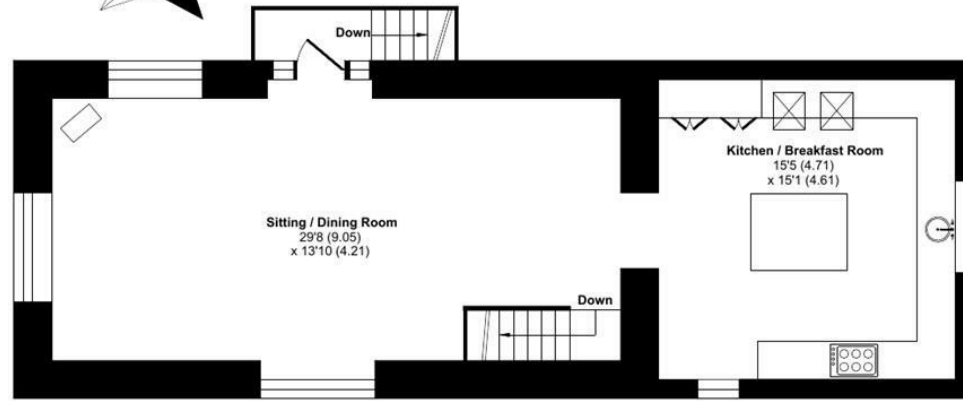




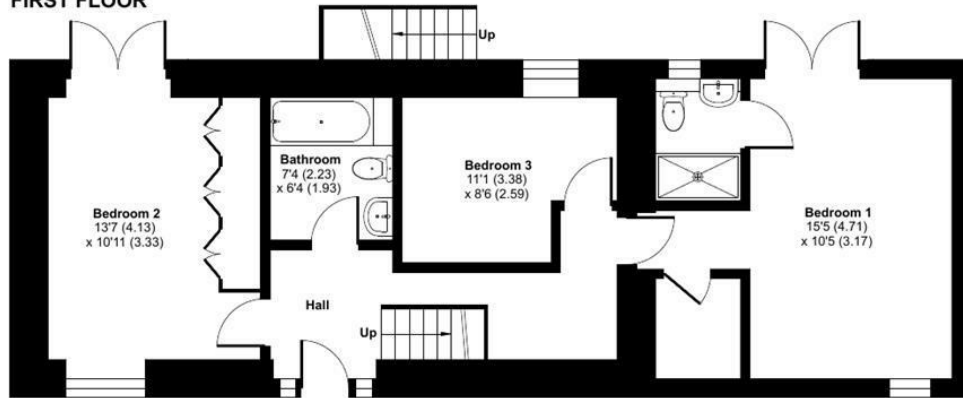
New Barn, Hounster Hill, Millbrook, Torpoint, PL10

Approximate Area = 1316 sq ft / 122.2 sq m
Outbuildings = 737 sq ft / 68.4 sq m
Total = 2053 sq ft / 190.6 sq m

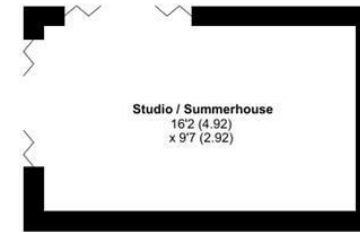
For identification only - Not to scale



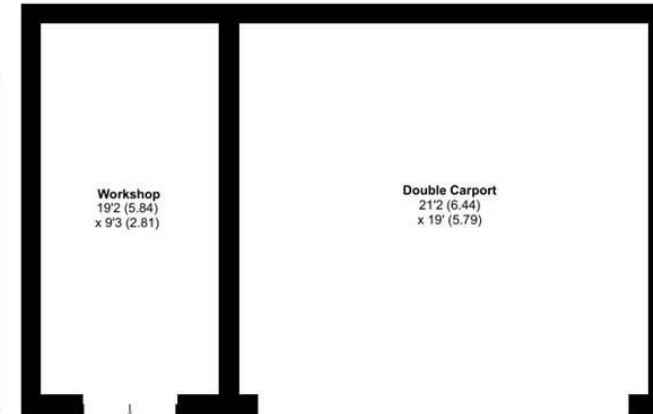
FIRST FLOOR



GROUND FLOOR



OUTBUILDING 3



OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Scott Parry Associates. REF: 1463787

These particulars should not be relied upon.