



The Barn



The Barn Dowgas

Coombe, St. Austell, Cornwall, PL26 7LU

Truro 12 miles St Austell 4.5 miles

Wonderfully situated on the edge of a small rural hamlet position, a delightful five bedroom barn conversion, garden, garage, stabling and field

- Kitchen & Dining Room
- Second Reception Room
- 5 Bedrooms (2 En Suites) & Bathroom
- Spacious Private Garden
- Pasture Field & Orchard - Total about 3.64 Acres
- Magnificent Turreted Roundhouse
- Utility Room
- Detached Garage
- Livestock Shed/Stabling & Good Out-Shed
- Freehold, Council Tax Band F

Guide Price £795,000

SITUATION

The Barn is situated in a glorious rural position near the pretty village of Coombe between St Austell and Truro. Dowgas itself is a small farmstead hamlet, approached over a long winding driveway that culminates at Higher Dowgas Farm where there are two other properties.

In the wider area surrounding this attractive residence is scenic undulating countryside abounding with a network of footpaths and bridleways. Both the north and south Cornish coasts are readily accessible, as are St Austell and Truro, which provide a wide range of shops, restaurants, leisure facilities and schooling. Surrounding villages of St Stephen, Sticker, Grampound Road and Grampound provide a range of local facilities and amenities.

There are excellent links to the A30(T) and A38 together with mainline rail links to London Paddington at St Austell and Truro.

DESCRIPTION

The approach is over a pleasant shared driveway which leads down to the small hamlet of Dowgas of which The Barn is one of three select country properties. The sale presents a tremendous opportunity to purchase an attractive stone barn with character accommodation arranged over three levels.

On the ground floor an Enclosed Entrance Porch opens to the Kitchen and Dining Room which forms a focal room to the accommodation for the property. Within the Kitchen is a matching range of base and eye level Shaker style units with timber worktops to splashback tiling, an inset single drainer ceramic sink unit with vegetable bowl and mixer tap, integral dishwasher, space for electric cooker range and extractor hood, larder cupboard and large matching island unit. This room offers a wood floor, downlighters and display niches, and doors lead off to the two Reception Rooms and Rear Hall with ancillary rooms and the bedroom accommodation off.



As highlighted on the exterior photographs, there is a magnificent and impressive turreted Roundhouse which forms the main Reception Room and presents a pitched circular ceiling with exposed timbers, candeabra and suspended metal cross bracing, a wood-burner set within a fireplace and double-glazed doors which open to the outside.

The second well-proportioned Reception Room includes a pitched ceiling with exposed ceiling timbers and skylights with blinds, semi-circular recess, wood floor and glazed doors with sidelights to the outside.

Also on the ground floor is a Rear Hall with uPVC door to the outside seating areas, door to Bedroom 2 with outlook to the rear garden and an En Suite with panelled bath with Victorian style mixer tap shower fitment and shower screen over, pedestal washbasin and wc and Hallway off providing access to the ancillary rooms including a Larder Room with shelving; Cloakroom with wc and washbasin; and a useful Utility Room with base and eye level units, worktops and inset single drainer sink unit with vegetable bowl and mixer tap.

From the Rear Hall, balustrade stairs lead to the Landing with interesting high level exposed ceiling timbers and with doors off to a spacious Main Bedroom with double aspect and door to En Suite with fully tiled electric shower, vanity washbasin with surrounding bathroom furniture and mirror, wc, heated towel radiator and Linen Cupboard with slatted shelving and a 4th Bedroom with outlook to the front.

From the Landing stairs lead up to a higher level Landing with doors off to a 3rd Bedroom with high level storage; a Shower Room with fully tiled quadrant shower, pedestal washbasin, heated towel radiator, wc and side filling bath and the 5th Bedroom – which is currently used as a Study with recessed shelving.

THE GARDEN AND GROUNDS

On approaching The Barn, a vehicular gateway adjacent to the Garage opens to a driveway to the front of the house. The entrance lane also runs around to the southern side of The Barn where there is open stone chipped car parking for a number of vehicles and from which steps lead down to the front Porch.

On the northern side of the house is a spacious garden which includes extensive paved seating areas which open to an expansive lawn with fence and natural hedge borders and deciduous tree standards.

THE DETACHED GARAGE BUILDING

A detached timber framed Garage Building with electric vehicular door, concrete base, side personnel door and power and lighting.

THE FIELD AND LIVESTOCK BUILDINGS/STABLE

To the south of the house is a good pasture field, in the western corner of which is a useful timber Livestock Building/Stable with adjacent Tack Room/Store. There is a public footpath which runs around the perimeter of the field and which is "fenced out".

THE ORCHARD AND OUTSHED

Adjacent to the field is an Orchard with fruiting trees, including apple trees (eaters and cookers) and a pear tree. Within the Orchard is a good quality Out-Shed.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

Proceeding from Truro on the A390, at Hewas Water, turn left towards Coombe. Pass Mays Agricultural Store. After around half a mile, at the crossroads turn right to Lanjeth and High Street and after a short distance, take the first unmade lane on the left. Drive down the hill and The Barn is the first property at the bottom on the left.

SERVICES

Mains water and electricity connected. Private drainage system via septic tank. Oil-fired central heating. Double-glazed.

Broadband: Superfast and Ultrafast available (Ofcom). Mobile telephone: Three and variable indoors and 02, EE, Three and Vodafone good outdoors (Ofcom).



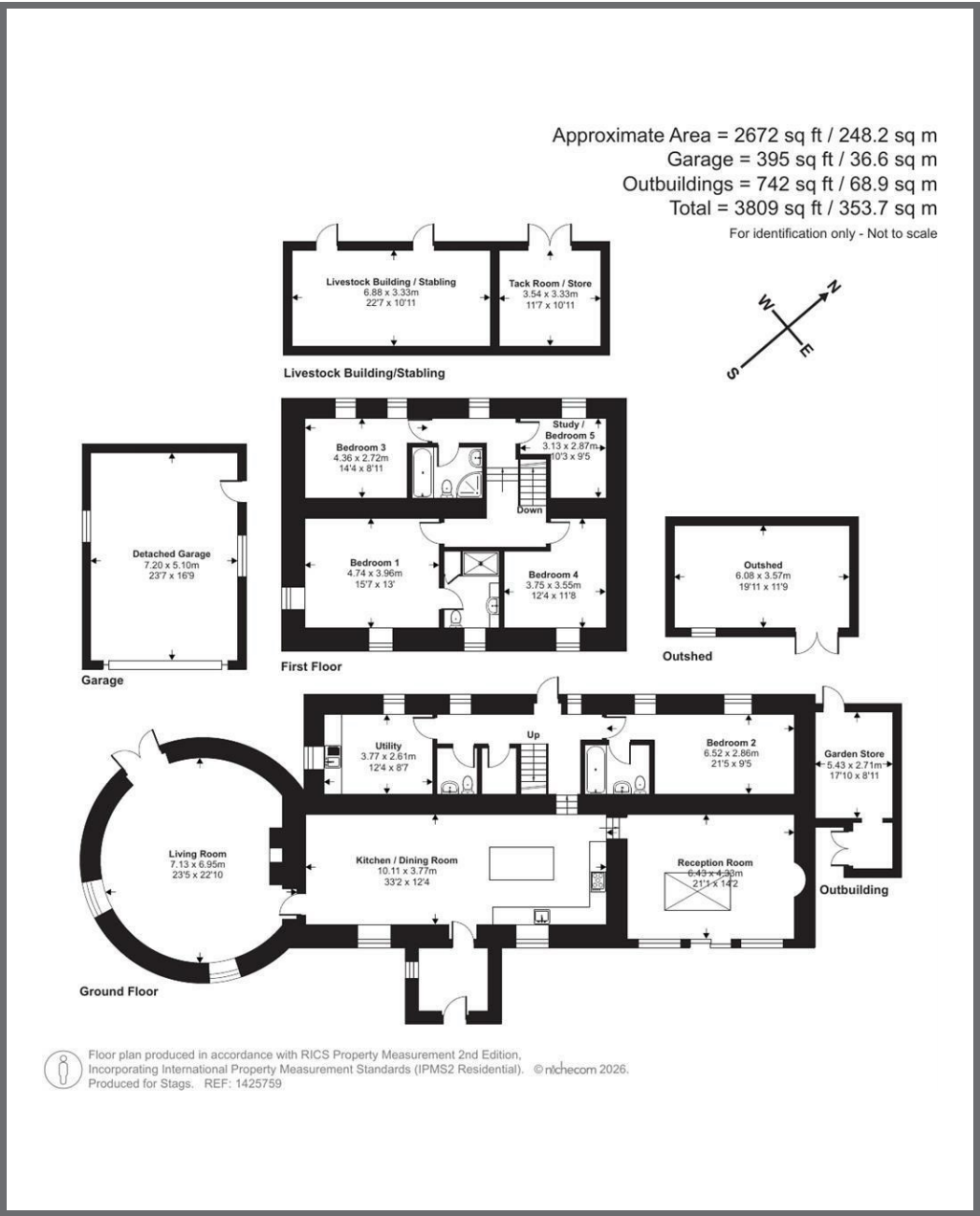
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	
England & Wales		EU Directive 2002/91/EC	

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