



## Trewartha Barn, Treverva, Penryn, TR10 9BN

£650,000

A highly individual, detached, 3 bedroom granite barn conversion offering fastidiously maintained and beautifully appointed 2-storey accommodation, filled with charm and character together with the addition of a separate, level, 1 bedroom annexe, plentiful driveway parking, sizable oak framed car port, delightful lawned gardens and varied sitting-out spaces including an enclosed, discreetly positioned courtyard to the front aspect, raised patio at the rear and quaint covered deck. In all, an exceptional home with much versatility in layout, particularly well suited to those purchasers wishing to generate income, house a dependant relative or quite simply to enjoy the peaceful country outlook and surrounding Cornish countryside situated quite literally, 'on the doorstep'.

### Key Features

- Beautiful detached granite barn conversion in the heart of the sought-after village of Treverva
- Character-filled interiors featuring exposed beams, natural timber detailing and a wood-burning stove
- Mature landscaped gardens offering privacy, sunshine and multiple outdoor seating areas
- Versatile arrangement comprising a 3 bedroom main residence and detached 1 bedroom annexe
- Superb ground floor guest bedroom suite with direct access to the gardens
- Extensive driveway parking complemented by an impressive oak framed car port



## THE ACCOMMODATION COMPRISES

From the courtyard, a granite threshold and impressive part glazed broad oak front door, opens into:-

### SEMI OPEN-PLAN KITCHEN/LIVING/DINING ROOM

A bright, welcoming and semi open style space, with rich character and an array of recessed windows providing ample natural light, staircase rising to first floor, delineated areas with a cosy and characterful living area to one side, together with comprehensively fitted kitchen with space for dining table and chairs to the other. A social aspect, ideal for those discerning purchasers who wish to entertain or, simply, enjoy contemporary open-plan living.

### RECEPTION AREA

Access to living and kitchen/dining areas respectively, staircase rising to first floor level, beamed ceiling, views across the central courtyard towards the oak framed carport, raised patio, garden and annexe. Open to the:-

### LIVING AREA

Providing much character with central granite fireplace featuring exposed stone lintel and surround, broad slate hearth and matching slate mantel and sizeable wood-burning stove. Dual aspect via three sets of recessed uPVC double glazed windows with deep sills. Exposed and painted beamed ceiling, array of wall lights, two radiators, TV aerial point, shallow under-stair storage cupboard.

### KITCHEN/DINER

In keeping with the character and nature of the property, a comprehensively appointed kitchen with an array of panelled units above and below a composite style worksurface, together with contemporary splashback at mid point, dual basin sink with mixer tap. Appliances to include Stoves electric oven with five-ring induction hob, matching broad and under-lit extractor hood, Bosch microwave and dishwasher. Space for freestanding American-style fridge/freezer. Dual aspect via uPVC glazed windows to front and side elevations, deep sills, one of which a quality polished granite. Array of ceiling spotlights, wall light. Built-in display unit with matching cupboards and polished granite worksurface, further storage. Painted and exposed beamed ceiling, part glazed oak door to:-

### REAR RECEPTION/CLOAKS AREA

Part glazed rear access door with fixed window units either side providing plentiful natural light. Tiled flooring, radiator, ceiling light. Ample space for coat hanging, shoe storage, etc. Access from rear door onto rear courtyard. Quality hardwood door leading to guest bedroom and further glazed oak door opening into the:-

### UTILITY

Well appointed with an array of panelled units alike to the kitchen, set above and below varying worksurfaces, including a polished stone worksurface with inset sink and mixer tap, contemporary tiled splashback. Range of storage cupboards, Worcester oil fired boiler. Space for white goods, space and plumbing for washing machine and dryer. Slate tiled flooring, broad uPVC double glazed window to side elevation, loft hatch, ceiling light, drying rack.

## GUEST BEDROOM

A deep, bright double aspect room with uPVC double glazed windows providing views over the inner courtyard, raised patio and beautifully tended garden beyond. Glazed French doors to the rear elevation providing access onto a raised sandstone patio. Recess with shelving, vertical radiator, ceiling light. Quality hardwood door opening into:-

## EN-SUITE SHOWER ROOM

Beautifully appointed and fully tiled throughout, with an array of mosaic, polished stone and natural tiles. Dual flush WC with concealed cistern, wall mounted shelving, polished stone surface with oval sink and mixer tap. Broad walk-in shower with glazed side screen, mains-powered shower, extractor fan and inset downlights. Sun tunnel, radiator.

## FIRST FLOOR

Stairs rise from the semi-open kitchen / living / dining room to the:-

## LANDING

Part galleried to the reception area below. Obscure glazed casement window with deep sill, loft hatch, elaborate hanging light over stairwell, recessed display shelving. Quality stripped pine doors to principal bedroom, bedroom two and family bath/shower room.

## PRINCIPAL BEDROOM

A spacious, double aspect and light bedroom, with pleasant and far-reaching rural views across neighbouring properties and open countryside beyond. Feature panelling incorporating built-in concealed storage, built-in wardrobe. Two radiators, two ceiling lights.

## BEDROOM TWO

Another nicely sized double bedroom, with recessed uPVC double glazed window providing a far-reaching outlook taking in a snapshot of the Argal Reservoir and rolling fields in the distance. Ceiling spotlights, built-in wardrobes, radiator.

## FAMILY BATH/SHOWER ROOM

Tiling to floor and walls. Dual flush WC with concealed cistern, corner bath with mixer tap and shower attachment, walk-in shower with glazed side screen, wall mounted showerhead and built-in temperature control. Floating vanity unit with five panelled cupboards and polished stone surround, circular sink mixer tap and two further cupboard units. Inset downlights, obscure glazed window with polished stone sill. Heated towel rail, extractor fan.

## THE EXTERIOR

### ENCLOSED COURTYARD & FRONT 'GARDEN'

Discreetly positioned to the front of the main property. Providing an ancillary entrance from the roadside with high stone walling, currently utilised as a practical area with space and storage for logs, concealed oil tank and space for bins/recycling etc. Covered entranceway with step rising to rear entrance door, exterior courtesy light, two water taps, painted timber access door to roadside. Providing much potential to be utilised as a Mediterranean-style courtyard garden. Adjacent to the roadside, a raised, hard landscaped 'garden' exists which could, potentially, provide another off-road parking space (subject to consents/permissions).



Currently laid to stone shingle, with an apple tree and shrubbery.

### **INNER COURTYARD/PARKING AREA**

From the roadside, two broad five-bar gates open onto a gently descending driveway, widening into a broad courtyard providing ample parking. From the courtyard, an approach leads to the:-

### **OAK CAR PORT**

A beautifully constructed, and sizeable car port, with pitched roof providing storage, allowing space for up to two vehicles and bordered by hardwood slatted fencing to eye level. Raised concrete plinth providing space for garden shed at far side.

### **LAWNED GARDEN**

Lawned, beautifully maintained and bordered by low granite planted beds, with an array of specimen plants and shrubbery, creating a delightful, sheltered and serene area in which to enjoy sunshine throughout the day. A raised sandstone patio provides a sitting out space from the guest bedroom, with adjacent pond, covered sitting out space leading to garden shed and useful store. A paved pathway leads onto multi pane glazed doors opening into:-

### **THE ANNEXE**

### **SUN ROOM/RECEPTION**

Broad glazing to two sides, pleasant views across the central lawn, taking in much light and offering a versatile area which could be used as a reading room, hobby room, etc. Inset downlights, wood-effect flooring, radiator. Glazed sliding doors opening into:-

### **KITCHEN/LIVING ROOM**

Borrowing light from the sun room, together with ancillary window to the side elevation with outlook over the inner garden, incorporating a Shaker style kitchen to one side and space for furniture. Quality hardwood door leading to bedroom.

### **LIVING AREA**

Oak flooring, vertical radiator, ceiling light. Space for small sofa and/or chair. Open to the:-

### **KITCHEN AREA**

Cream panelled units set above and below a turquoise polished stone-effect worksurface incorporating neutral tiled splashback and appliances including Neff electric oven, Bosch four-ring ceramic hob, Hotpoint extractor. Space and plumbing for slimline dishwasher, further under-counter space for fridge/freezer. Inset one and a half bowl ceramic sink with mixer tap and drainer. Wall mounted Ariston combination boiler providing domestic hot water and central heating. Loft hatch, inset downlights, continuation of oak flooring.

### **BEDROOM**

A double room with Velux window providing much natural light, two contemporary vertical radiators, ceiling light, contemporary wood-effect flooring and quality hardwood door opening into:-

### **EN-SUITE SHOWER ROOM**

White three-piece suite comprising a dual flush WC, vanity unit with inset sink and mixer tap, corner shower cubicle with Mira Sport electric shower, tiling throughout and glazed folding shower door. Heated towel rail, fully tiled flooring and walls, two mirror-fronted medicine cabinets. Spotlights, extractor fan.

### **GENERAL INFORMATION**

### **SERVICES**

Mains electricity and water are connected to the property. Oil fired central heating. Private cesspit (located below the rear garden - emptied triennial) drainage. The annexe benefits from mains electricity and water. LPG heating. Shared use of cesspit. We understand the main barn benefits from solar panelling which is owned outright with transferable FIT (Feed In Tariff).

### **COUNCIL TAX**

Band D - Cornwall Council.

### **TENURE**

Freehold.

### **VIEWING**

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

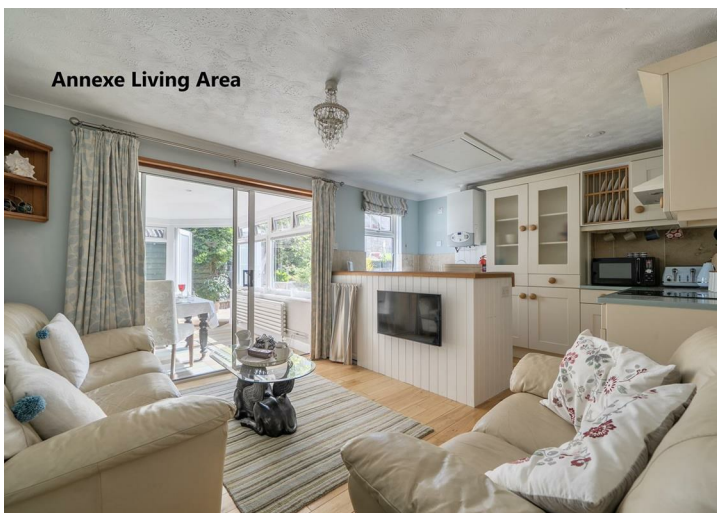




**The Annexe**



**Annexe Sun Room**



**Annexe Living Area**

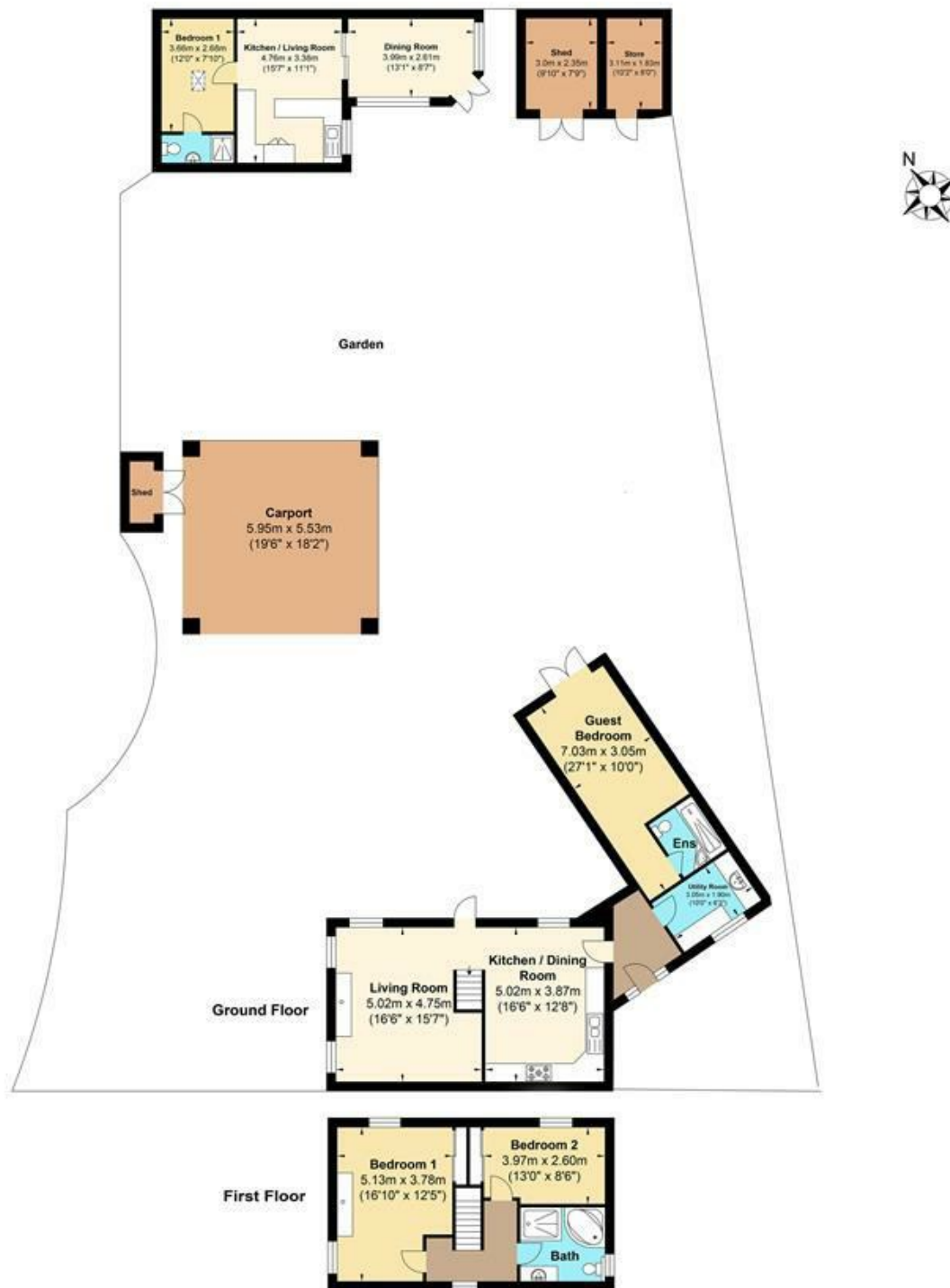
**Annexe Kitchen**



**Annexe Bedroom**



# Floor Plan



**Gross Internal Floor Area : 174.2 m2 ... 1876 ft2**

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.