



Skybervean, Maenporth, Falmouth, TR11 5HL

Guide Price £625,000

Situated in an idyllic setting with stunning far-reaching countryside views, approximately half a mile from Maenporth Beach, with its rugged headland and access to the South West Coast Path, is this charming and beautifully presented 2 bedroom barn conversion. One of just 4 similar properties, this wonderful former barn sits within a large corner plot with exquisitely landscaped gardens enjoying a panoramic rural outlook. Within the garden is an impressive detached well appointed timber chalet, fully fitted to a high standard with kitchenette, shower room and providing ancillary accommodation to the barn, ideal for those looking to accommodate friends and family. A remarkable home in an outstanding coastal location.

Key Features

- Beautiful 2 bedroom barn conversion
- Updated well appointed accommodation
- Detached timber chalet
- Off-road parking for multiple cars
- Stunning location with access to the coast path and nearby Maenporth Beach
- West-facing landscaped gardens with hot tub
- Quiet rural setting with stunning countryside views
- EPC rating D



THE PROPERTY

Having been updated and improved by the present owner, 'Skybervean' comprises a stunning triple aspect open-plan living room with vaulted ceiling, lounge area with fireplace housing Stovax glass-fronted log-burner and recently installed double glazed patio doors giving access to the garden; the double aspect kitchen has been refitted with dining area and French doors to the side patio.

A welcoming entrance hall features a built-in study area. The master bedroom offers a comprehensive range of recently installed wardrobes, and an attractive en-suite shower room. There is a well appointed family bathroom and the second double bedroom overlooks the front courtyard.

THE LOCATION

'Skybervean' occupies an attractive rural setting in a courtyard of four similar properties, surrounded by unspoilt countryside, yet within approximately half a mile of sandy Maenporth Beach, The Cove Restaurant and the South West Coast Path which provides breath-taking walks along the south Cornish coastline. The well served village of Mawnan Smith is approximately three miles distant and shortly beyond are 'Trebah' and 'Glendurgan' Gardens and the beautiful sheltered day-sailing waters of the Helford River. The port of Falmouth is approximately three miles distant with its excellent range of shops and commercial facilities, quayside bars, restaurants, sub-tropical gardens, sandy beaches and excellent leisure and marine facilities.

THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

ENTRANCE HALL

Sealed unit double glazed front entrance door with matching side screen from the courtyard and parking area. Ceramic tiled flooring. Loft access with pull-down ladder to a large, mostly boarded loft for general storage, built-in study desk with cupboard under and deep slate sill with double glazed window out to the gardens. Two telephone points, cupboard housing under-floor heating controls with timer switching and remote controlled thermostats to all main rooms. Oak door with bevelled glass panels opening into the:-

OPEN-PLAN LIVING ROOM

A light and bright triple aspect living area with vaulted beamed ceiling, inset adjustable downlighters and spotlights.

LOUNGE AREA

Attractive full height slate fireplace with raised slate hearth and mantel. Inset glass-fronted Stovax log-burner. Two TV aerial sockets, uPVC double glazed window to front aspect, recently fitted uPVC double glazed patio doors giving access to the slate sun terrace and beautifully landscaped gardens with far-reaching countryside views over farmland beyond. Exposed stone to one wall, wood-effect laminate flooring, broad opening to the:-

KITCHEN/DINING AREA

A recently refitted kitchen with a range of eye and waist level units, stone worktop with integrated drainer and Franke ceramic sink, mixer tap with extendable rinser, built-in four-ring Bosch induction hob with contemporary extractor above, built-in Samsung fan assisted oven, American-style

fridge/freezer, built-in washing machine, built-in dishwasher. Wood laminate flooring, French doors to the garden.

BEDROOM ONE

A well proportioned principal bedroom with window to the courtyard. Recently installed full height wardrobes, providing ample hanging and storage space. Recessed ceiling lights, door to:-

EN-SUITE SHOWER ROOM

A white suite comprising low flush WC with Geberit dual flush, wall mounted wash hand basin with mixer tap, broad walk-in shower cubicle with power shower, glazed screen and additional body jets. Fully ceramic tiled walls and flooring. Extractor fan, towel rail/radiator, wall mounted mirror with integrated lighting.

BEDROOM TWO

uPVC double glazed window overlooking the courtyard with window seat, built-in wardrobe.

FAMILY BATHROOM

Attractive marble-effect tiling to walls and floor. Comprising a quality, white, contemporary suite including shaped bath with Moretti power shower with glazed screen, circular ceramic sink with mixer tap on oak pedestal, and low flush WC with concealed Geberit dual flush. Towel rail/radiator, extractor fan, shaver socket, wall light points, deep silled window to the side elevation.

THE EXTERIOR

COURTYARD

To the front of the property is a shared parking area with provision for two vehicles, rockery and slate pathway leading to the front entrance with exterior water tap and courtesy lighting.

SIDE GARDEN

To the side of the property there is a deep garden with full depth slate sun terrace, exterior water tap, courtesy lighting, uPVC double glazed doors from the kitchen. Grant oil fired boiler providing domestic hot water and central heating. A level lawned terrace runs to the side boundary where there are slate walls with well stocked flower and shrub borders, together with stock-proof post and rail fencing to adjacent farmland. Garden shed - 7'7" x 5'10" (2.30m x 1.78m) - with light and power connected and space for tumble dryer.

MAIN GARDEN

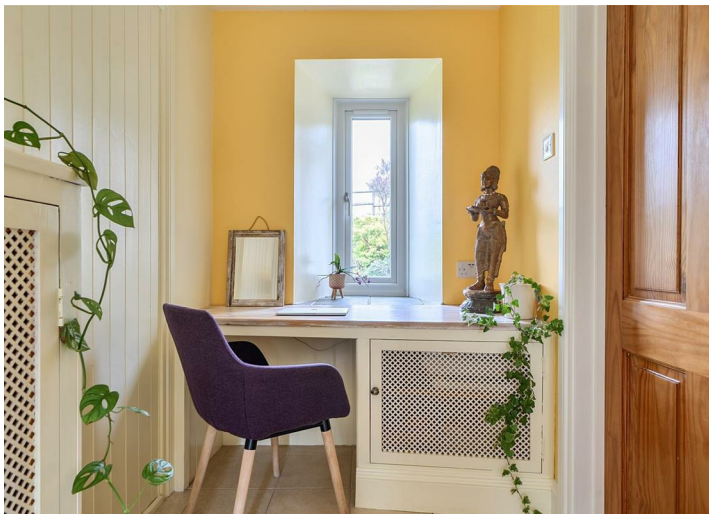
Located to the rear of the property, with a sunny west-facing aspect, enjoying a great deal of sun. Good size formal lawned area with post and rail fencing bordering adjacent farmland and providing views to the outskirts of the village of Budock Water. Accessed from the living room and immediately to the rear of the property, a large and attractive sun terrace, ideal for al fresco dining and a great vantage point to enjoy the magnificent far-reaching westerly views and outstanding sunsets. Shaped granite steps with courtesy lighting leading down to the:-

LOWER TERRACE GARDEN

Landscaped with ornamental planting, courtesy lighting and rockery. Attractive pond with waterfall, close-lap fencing to the side boundary. New paved terrace surrounding 'LA Spas' family sized hot tub.



Approximate boundary for marketing purposes only



REAR PARKING AREA

Gated steps from the gardens, exterior water tap, newly fitted oil storage tank, concrete hardstanding providing parking for at least six vehicles.

DETACHED TIMBER CHALET

A versatile and beautifully appointed detached chalet providing ancillary accommodation to the main house and ideal for those looking to work from home or requiring a studio space.

CHALET LIVING/BEDROOM AREA

French doors opening onto the garden, window to the front elevation, wood flooring. High level access to mezzanine level with window. Door to shower room and open to:-

CHALET KITCHENETTE

Worktop with Shaker-style units below, inset circular sink and drainer unit with mixer tap, window to the side elevation. Door to rear.

CHALET SHOWER ROOM

A modern contemporary shower room with double shower tray and glass screen incorporating a boiler-fed shower, dual flush WC, wall mounted wash hand basin, heated towel rail.

GENERAL INFORMATION

SERVICES

Mains electricity is connected to the property. The property benefits from a water supply provided by Penrose Farm. Septic tank drainage system (shared with the property next door). Oil fired central heating. Telephone points (subject to supplier's regulations).

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold. We understand the property contributes approximately 15% to the upkeep of the approach driveway.

VIEWING

Strictly by prior appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

From Falmouth take the 'coast road' passing Swanpool Beach. Continue in the direction of Maenporth, turning left onto Pennance Hill immediately after Falmouth Pitch 'n' Putt. Continue to the foot of Pennance Hill, around the left and right-hand bends at Pennance Mill and continue in the direction of Maenporth for approximately half a mile. The entrance to 'Penrose Farm' is clearly posted on the left-hand side, opposite the entrance to Tregedna Farm. As you continue up the driveway passing 'Penrose Farm House' on the right hand side you will see a driveway off to the left sign posted 'Skyber Vean' Take this left hand turn and continue to the head of the private lane, where 'Skyber Vean' will be found on the right hand side.







Maenporth, Falmouth, TR11

Approximate Area = 988 sq ft / 91.7 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Chalet = 294 sq ft / 27.3 sq m

Total = 1302 sq ft / 120.8 sq m

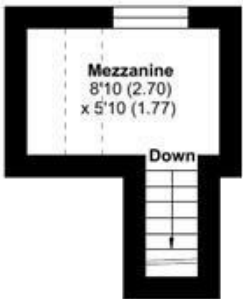
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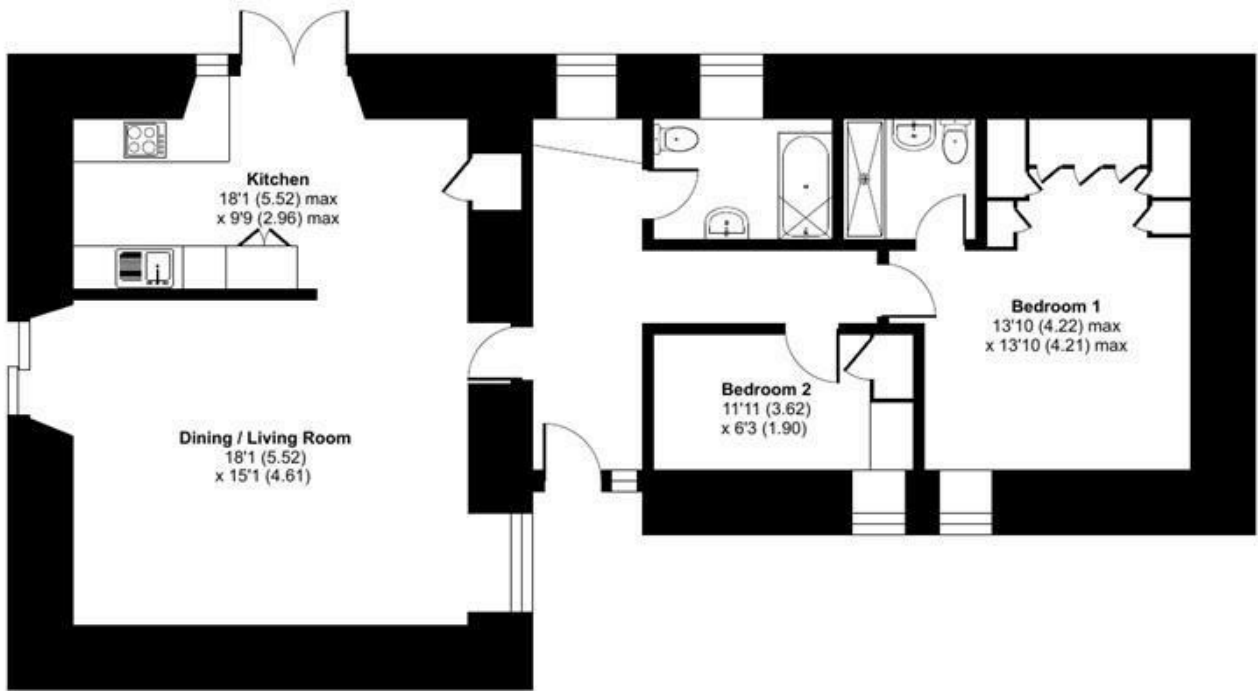
Denotes restricted
head height



CHALET GROUND FLOOR



CHALET FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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