



## **TRELISPEN BARNS GORRAN PL26 6NR**

### **4 BEDROOM CONVERTED BARN**

This beautiful barn conversion is located in the picturesque village of Gorran. Just minutes from the sea, this lovely country location offers peace and tranquility whilst just a short drive from amenities.

Sympathetically restored, this stunning property boasts 4 bedrooms, a generous living space with cozy log burner and a kitchen/diner perfect for those who like to entertain family and friends. Outside, the property benefits from a charming courtyard garden and parking.

**Don't miss this opportunity to own a delightful barn conversion and fall in love with your home in the country**

**\* NO ONWARD CHAIN \***  
**VIEWING RECOMMENDED**

### **Key Features**

Sympathetically Converted Barn

Generous Living Accommodation

4 Bedrooms

Shower Room PLUS Bathroom

Courtyard Garden

Parking

NO ONWARD CHAIN

## About The Location

Gorran is a short walk from Gorran Haven, a charming fishing village located on the south coast and lies within an Area of Outstanding Natural Beauty. Just 2 miles distant is the picturesque coastal village of Mevagissey, with its thriving fishing industry, narrow streets and great community, a popular village with both locals and tourists alike, with its charming narrow streets, delightful restaurants and public houses. The market town of St Austell is a short drive and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley. Also within a short distance is the captivating Lost Gardens of Heligan and of course the world famous Eden Project.

## ACCOMMODATION COMPRISSES:

(All sizes approximate)

### Entrance Hall

uPVC double glazed entrance door into hall which opens into Kitchen/Diner. Door to shower room. Opening with exposed stone lintel into Lounge/Diner. Porcelain tiled floor.

### Shower Room

uPVC double glazed window to the rear elevation. Shower Cubicle with Mira electric shower. Vanity unit with storage and incorporating a low level WC and wash-hand basin. Paneling to dado height with feature tiles. Inset ceiling spotlights. Porcelain tiled floor.

### Kitchen/Family Room

#### 18' 8" x 11' 10" (5.7m x 3.6m)

A range of bases and drawer units with worktops over incorporating a sink with drainer. Built-in appliances include; double oven with grill, ceramic hob and black extractor over with curved glass in a smokey effect; dishwasher. Space and plumbing for a washing machine, under counter fridge and freezer. Part-tiled walls. Porcelain tiled floor. Inset ceiling spotlights with a ceiling light in the dining area. uPVC double glazed window overlooking open countryside. uPVC double glazed window overlooking the enclosed courtyard.

### Lounge/Diner

#### 27' 3" x 12' 2" (8.3m x 3.7m)

Two uPVC double glazed windows to the front elevation with a further feature porthole window with wood shelving. Corner log burner with brick hearth. Attractive wood sills. Inset ceiling lights. Stairs to the first floor.

### First Floor Landing

This space offers more than just a landing with doors to all bedrooms and bathrooms, it offers a tranquil setting for reading or looking up to the stars from the two velux roof lights. Central heating radiator. Storage cupboards housing the Heatrae Sadia and immersion tank, with additional space for use as an airing cupboard.

### Bedroom 1

**14' 5" x 12' 2" (4.4m x 3.7m)** (Irregular Shape)  
Retaining the original charm of the barn, there is a uPVC double glazed 'Hobbit' window with deep sill decorative sill. Further features include two mirror working in partnership with the uPVC double glazed door with glazed side panel to provide good natural light. This door opens to a quaint seating area with original steps down to the courtyard embracing the features of the original building.

### Bedroom 3

#### 10' 10" x 6' 11" (3.3m x 2.1m)

uPVC double-glazed low-level window to the rear with wood sill. Inset ceiling light. Central heating radiator.

### Bathroom

White suite comprising bath with shower attachment and vanity unit incorporating a wash-hand basin and low level WC. Porcelain tiled floor. Low level uPVC double glazed window. Heated towel rail. Paneling to dado height with decorative feature tiles.

### Bedroom 4

#### 9' 6" x 6' 11" (2.9m x 2.1m)

Velux roof light. Inset ceiling light.

### Bedroom 2

#### 12' 2" x 11' 10" (3.7m x 3.6m)

uPVC double glazed window to the side with wood sill. Central heating radiator.

### Exterior

Shingle entrance with gate gives access to the enclosed courtyard seating area with Cornish stone wall. The perfect area for your morning cuppa or a glass of wine after a busy day.

### Parking

Adjacent the property is parking for 2/3 cars.

### Additional Information

**EPC 'E'**

**Council Tax Band 'B'**

**Services** – Mains Electric, Drainage via Newly Installed Treatment Plant

**What 3 words** - [///umbrella.neckline.loves](http://umbrella.neckline.loves)

**Property Age** – Pre-1900s

**Tenure - Freehold**

### Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.

### Floor Plans

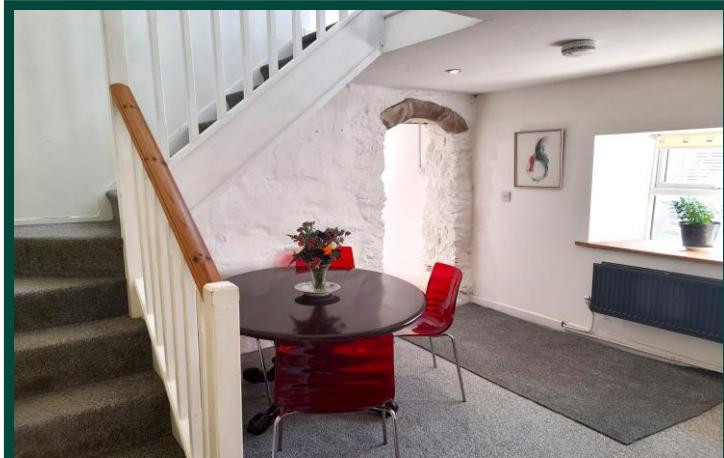
Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



**Kitchen**



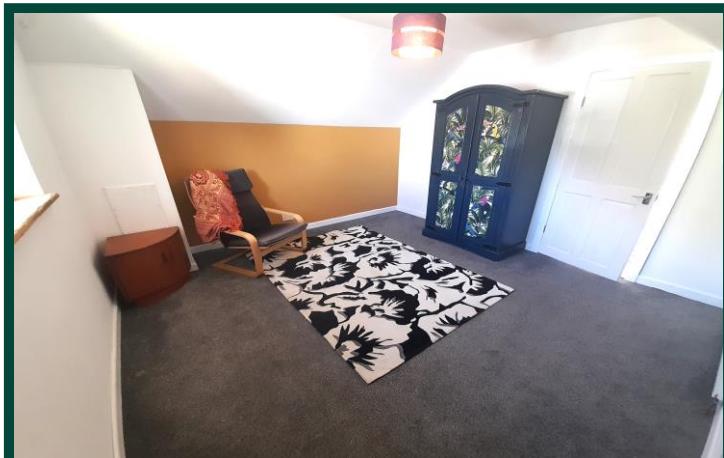
**Kitchen/Diner**



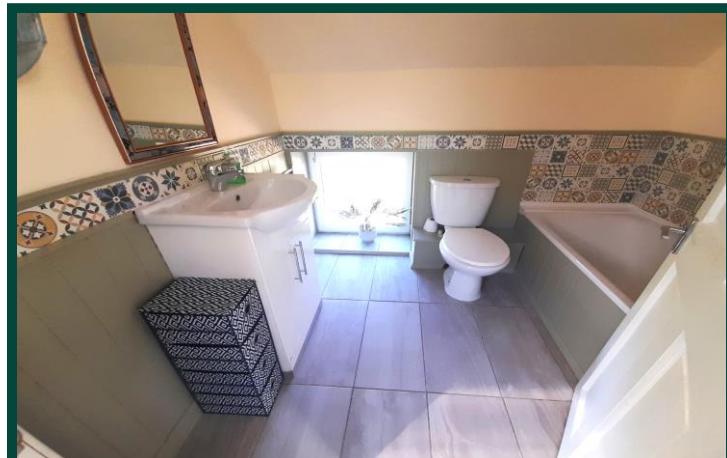
**Stairs to First Floor from Dining Area**



**Lounge with Log Burner**



**Bedroom 2**



**Bathroom**

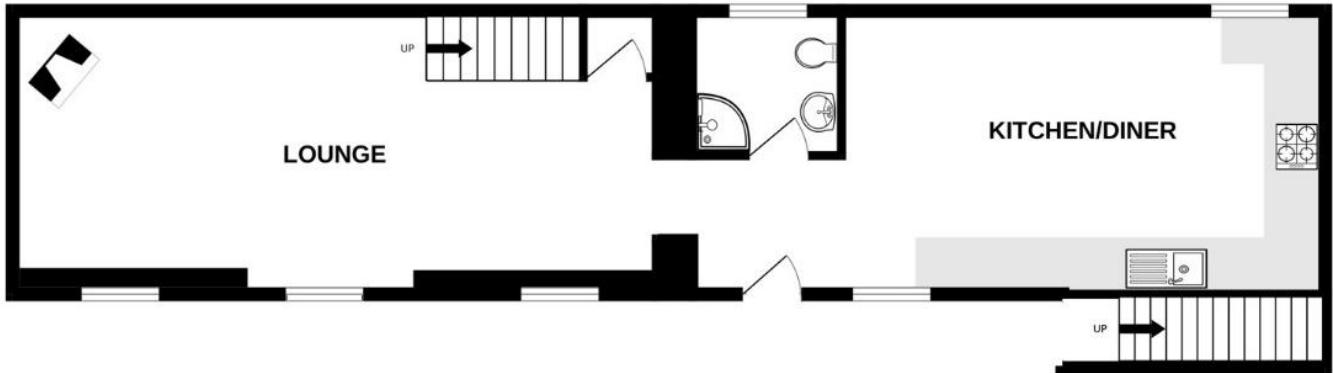


**Bedroom 1**

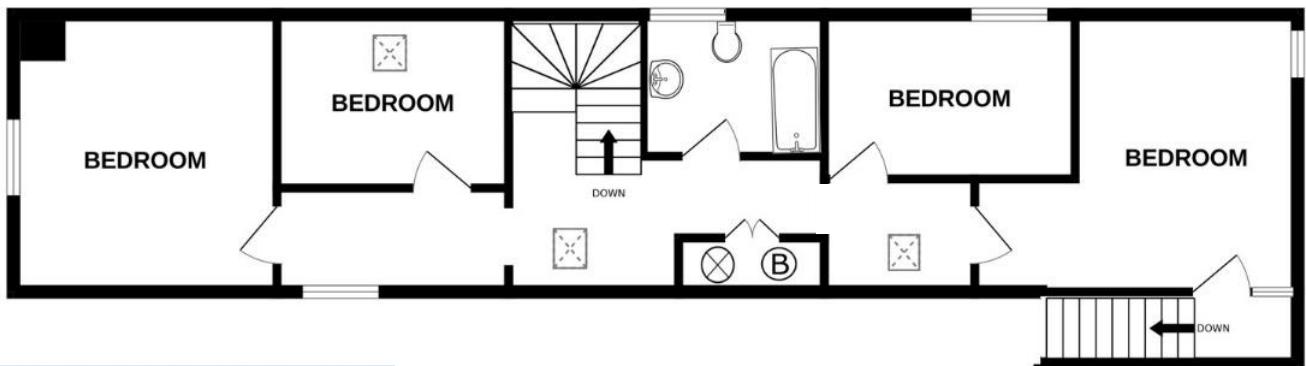


**Barn Entrance**

## GROUND FLOOR



## 1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>	43	57
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**St Austell**  
18 Duke St, St Austell  
PL25 5PH  
01726 73483  
staustell@jefferys.uk.com

**Lostwithiel**  
5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

**Liskeard**  
17 Dean St, Liskeard  
PL14 4AB  
01579 342400  
liskeard@jefferys.uk.com

**Jefferys** ESTABLISHED 1865