



Higher Trethill Barton



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Crafthole, Torpoint, PL11 3BB

Portwrinkle Beach 1.5 Miles, Looe 11 Miles, Plymouth 18 miles by road
(9 Miles via Ferry) , Newquay International Airport 32 Miles.

A fine example of a high specification detached barn conversion , this beautiful home has an abundance of charm and character and offers a variety of flexible accommodation set over three floors. External benefits include a gated driveway, large garage, workshops and a detached Annex which is perfect for ancillary/guest accommodation or potential holiday let opportunity.

- Within Walking Distance of Stunning Coastline
- High Quality Specification Throughout
- Five Double Bedrooms (Four En-Suite)
- Gated Driveway & Garage for Three Vehicles
- Freehold
- Beautiful Grade II Listed Barn Conversion Coastline
- 38' Sitting/Dining Room with Exposed Beams & Feature Fireplace
- Pool Room with Gym & Wet Room
- Potential Annex/Holiday Let Accommodation
- Council Tax Band G

Offers In Excess Of £1,000,000

Higher Trethill Barton nestles within peaceful countryside whilst being close to nearby local beaches and the village of Crafthole, which benefits from a regular bus service, community shop/post office and community hall, whilst the village of Anthony has a well-regarded primary school and is also within the catchment area of two Plymouth Grammar schools of excellent reputation. Plymouth Britain's Ocean City really does live up to its branding with The National Marine Aquarium, The historic Barbican & Hoe, Plymouth University and Theatre Royal.

The property extends to approx. 4940 sq ft with a wonderful lay out over three floors. The entrance hall leads to a cloak room, staircase to the first floor and doors through to 25' Kitchen/Breakfast room and the stunning 38' Sitting/Dining Room with vaulted ceiling, feature fireplace and French doors to the sun terrace. An inner lobby provides access to the Master Bedroom with Dressing Room, luxury En-suite Bathroom and private balcony, whilst another door leads down to the fantastic gym/pool room with separate wet room with scope for annex potential if required. The lower ground floor leads to the rear courtyard, shower room, utility/laundry room, a further three double bedrooms (two with En-suite) and a delightful snug with a mezzanine garden room area with doors out onto the front sun terrace.

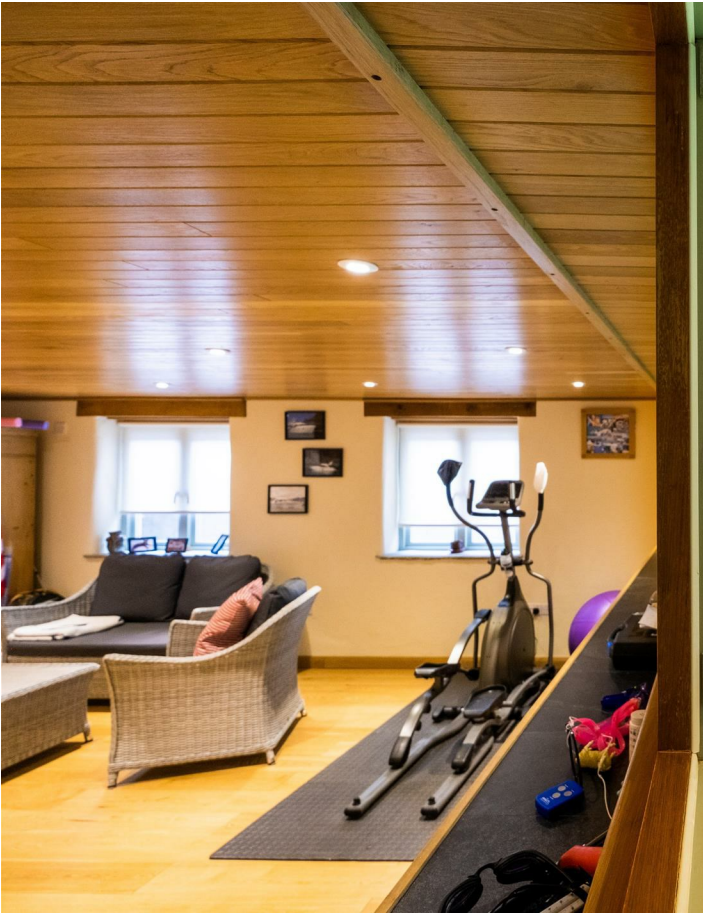
The property has a gated, gravelled driveway with parking for multiple vehicles, a large double garage/workshop with EV point. The beautiful southwest facing gardens have a range of mature flowering plants, shrubs and trees along with an expanse of lawn overlooking an unspoilt countryside. A variety of terraces surround the property providing the perfect space to dine alfresco and entertain. The historic chimney stack provides a fascinating and attractive focal point of the garden. A detached Annex/Studio can be found in the garden and offers great opportunity for a variety of uses.

Services - Main House - Mains Electricity. Oil Fired Central Heating.

Annex/Studio - LPG Gas for Central Heating & Hot Water.

Mains Water/Private Drainage (Shared Sewage Plant with Neighbouring Property – Responsible for 1/3 of running costs) Grade II Listed

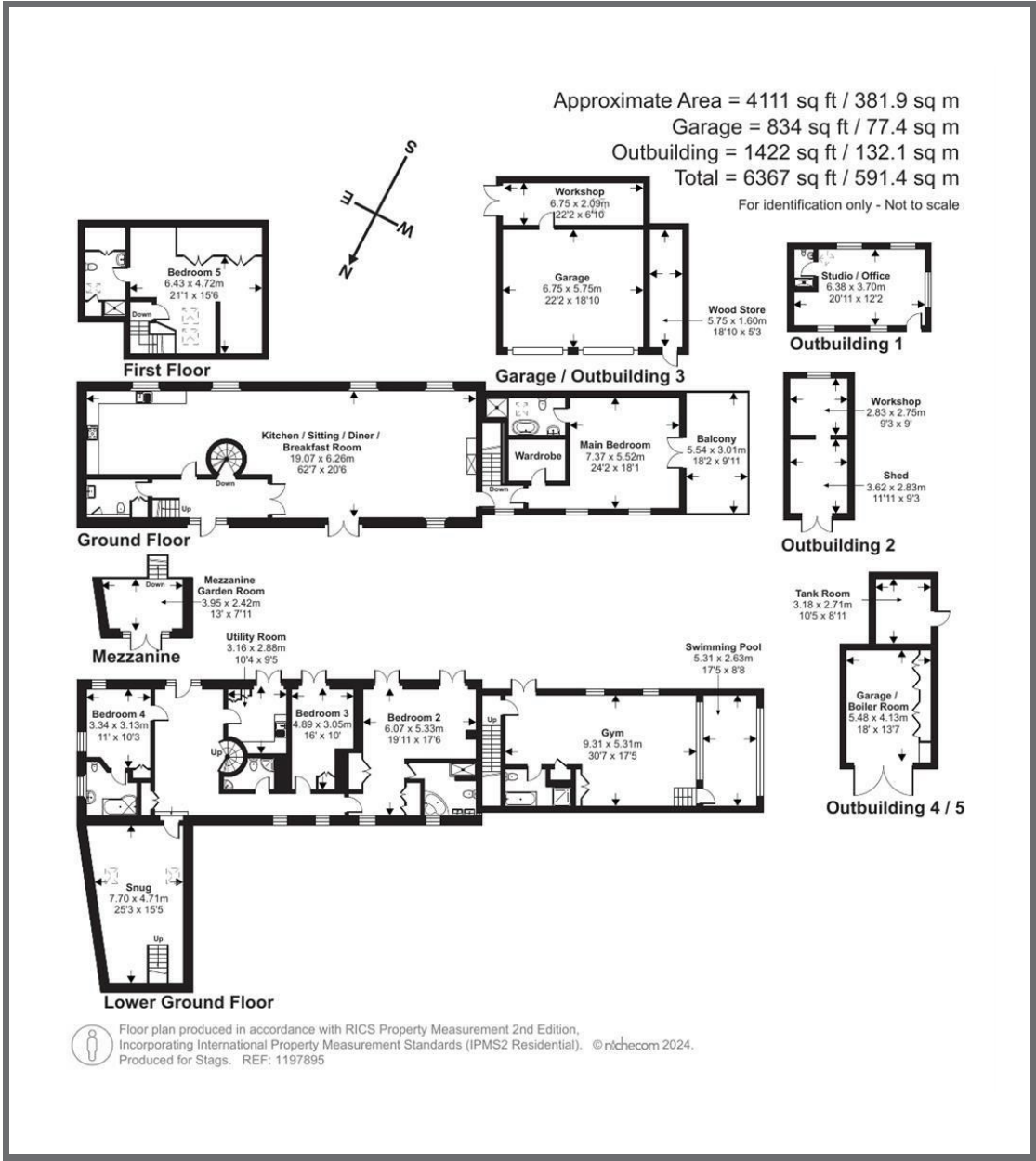




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