



Trevegean, St Just

£375,000



Little Morvoren  
Trevegean, St Just  
TR19 7NX

£375,000

## KEY FEATURES

- Semi Detached Barn Conversion
- Tranquille Location
- Open Plan Living Room
- Enclosed Garden & Parking
- Charming Features
- EPC G (11 114)
- Ofcom Suggest Standard Broadband is available and that mobile coverage is good on most networks
- Council Tax Band A
- Mains Electric, Water & Private Drainage
- Electric Heating & Wood Burner

## DIRECTIONS

From Penzance proceed in a westerly direction on the A30 towards Sennen. At the crossroads of Crows An Wra turn right and right at the junction onto the B3306. Having passed the Airport turn left onto Pine Grove. Take the 3rd right into Trevegean and the first right where the property is the first on the left.

*Nestled in the tranquil hamlet of Trevegean, this property occupies a prime position within an Area of Outstanding Natural Beauty (AONB). This is a location defined by its rugged Atlantic coastline and sweeping sea views, offering a peaceful retreat just moments from the historic town of St Just and the iconic Cape Cornwall. For those who enjoy the outdoors, the South West Coast Path is on your doorstep, providing access to some of the most dramatic clifftop walks in the UK, all while being surrounded by the wild, unspoiled charm of West Cornwall.*

*Originally a traditional stable block, this semi detached single-storey barn conversion has been transformed into a home of immense character and style. The living area is defined by a magnificent vaulted ceiling and a feature log burner, where patio doors open directly onto a stunning garden framed by coastal vistas. The kitchen is set off the main living area, as is one of the bedrooms which boasts a versatile mezzanine storage area. The second bedroom and shower room are at the far end of the barn.*

*The property is connected to mains electricity and water, with private drainage in place. Heating is provided by a combination of a traditional log burner in the heart of the home and electric heating. According to Ofcom, the property benefits from standard broadband with download speeds up to 16 Mbps, and mobile coverage is typically good across major networks. The property is rated as Council Tax Band A. Tenure is Freehold, and with the added benefit of dedicated off-road parking, a studio/workshop and no onward chain, this coastal conversion is ready for immediate occupation.*

