



Little Silver, The Square, Probus, Truro, TR2 4LG
£250,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- No Onward chain and completed in 2024
- Beautifully finished and extremely well presented barn conversion
- Open-plan kitchen and dining room, Family shower room
- Impressive and versatile bedroom and living space
- High-quality craftsmanship and carefully considered finishes throughout
- A distinctive home offering flexible accommodation for a variety of lifestyles
- Large garage/workshop
- Video tour available



Available for sale with no onward chain - A beautiful barn conversion completed in 2024, offering thoughtfully designed and versatile accommodation which combines contemporary comfort and meticulous craftsmanship with the original barns charming character.



The Property

Completed in 2024, this thoughtfully converted barn combines the character of the original building with the simplicity of contemporary design. Carefully and meticulously finished throughout, it offers a surprisingly versatile layout where natural materials, clean lines and an abundance of light create spaces that feel calm, practical and easy to live in.

The accommodation begins on the ground floor, where an integral garage provides useful storage, workshop potential or secure parking. A step up leads into an open-plan kitchen and dining room that has been designed very much with everyday living in mind. Fitted with a range of shaker-style cabinetry, oak worktops and integrated appliances, the kitchen balances well with its dining space/breakfast bar. Of the hall is a beautifully fitted and well appointed 3 piece shower room, with integral shelving, a large storage/airing cupboard, WC, pedestal wash hand basin and walk in shower with glass screening - all finished to the highest of standards.

From the hall stairs lead to the first floor, where the conversion truly reveals the scale of the original barn. The vaulted ceiling, exposed timber trusses, apex and velux windows create a wonderful sense of space, while daylight moves through the room from morning until evening. Currently arranged as an open-plan living and sleeping area, this impressive room offers exceptional flexibility. There is plenty of space for comfortable seating, bedroom furniture and a home working space if required, allowing the accommodation to adapt easily to different lifestyles. The exposed beams provide a constant reminder of the building's agricultural origins, while the contemporary finish ensures the space feels bright, comfortable and effortlessly modern.

Throughout the property, the quality of the conversion is evident in the consistency of its finishes. Natural timber flooring, beautiful choice in carpet, carefully considered joinery and a restrained palette allow the character of the building to take centre stage, creating a home that feels both distinctive and welcoming.

Although no outdoor space, our clients have benefitted from opening the barn style garage/workshop doors and enjoying the village life pass by. This would be a perfect home for any first time buyer or anyone looking for a superb low maintenance bolthole in a wonderful part of Cornwall.

A viewing is wholeheartedly recommended to really understand and see how wonderful this home is.





The Location

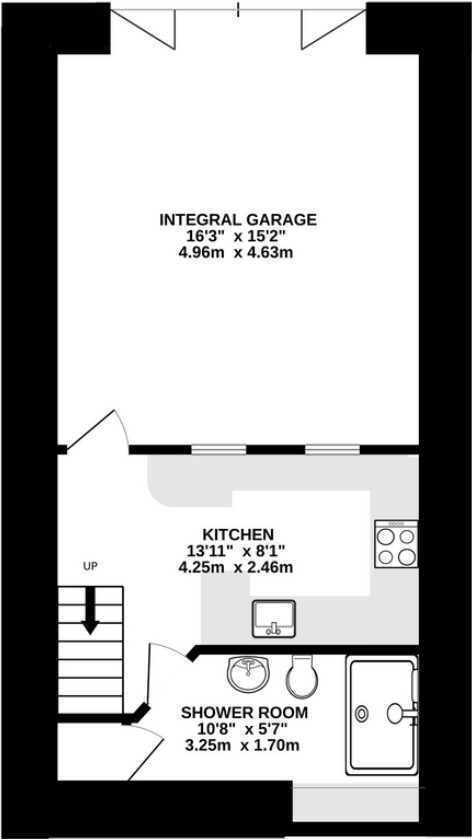
Probus has proven a very popular village to live in and justifiably so. This location blends rural living surrounded by beautiful countryside, whilst having great local amenities and being only a 5 mile (10 minute drive) from the city of Truro. There are good transport links with buses heading in and out of the centre of the village on a regular basis. You are well catered for with amenities here with a village hall, farm shop, petrol station, local pub, village store, church, hairdressers, doctors surgery, play park, fish & chip shop and Chinese takeaway. There is a well-regarded primary school in the village and several other good options nearby and secondary schooling is readily available either in Truro or at the Ofsted rated excellent Roseland Academy 2.5 miles away in the village of Tregony. To the South you can be on the stunning Roseland Heritage Coast in around 5 minutes enjoying St Mawes, Portscatho and Carne Beach to name a few. Driving North you can be on the A30 very easily within around 10/15 minutes as well.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.

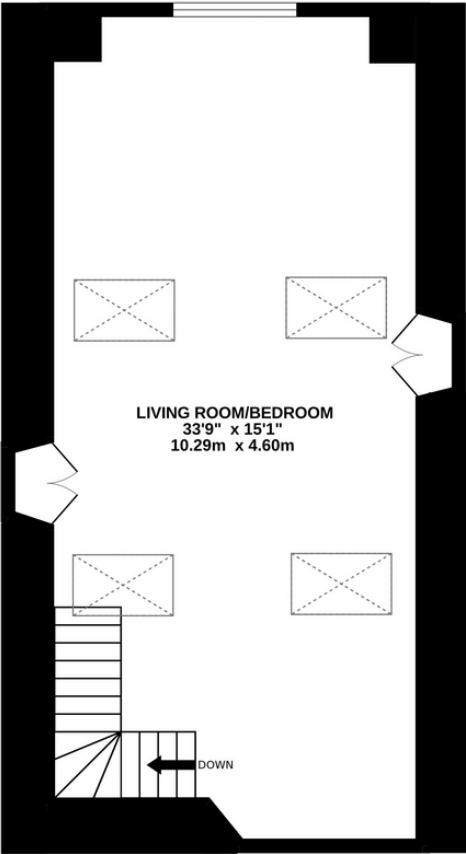


Floorplan

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold

Council Authority: Cornwall Council

Council Tax Band: B

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal Externally: 02 Best network, good out door and variable in home.

Broadband: Superfast available. Max download 80Mbps. Max upload 20Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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