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LOWER TREWINT MENHENIOT, LISKEARD, PL14 3RE

OFFERS IN EXCESS OF £700,000

An exceptional detached barn conversion, south facing and of spacious proportions, converted to a luxurious standard and providing the perfect blend of traditional and contemporary features to provide a comfortable home in a beautiful rural setting. About 2800 sq ft, Sitting Room, Dining Room, Kitchen/Breakfast/Family Room, Laundry, Home Office/Bed 5, 4 Double Bedrooms (1 with Ensuite Bath/Shower Room), Family Bath/Shower Room, Colourful Gardens, Private Gated Driveway with Ample Parking, Double Garage and Workshop, Pond, Kitchen Garden, Paddock. About 1.20 Acres.

MENHENIOT 1 MILE, LISKEARD 5 MILES, LOOE AND THE BEACHES 9 MILES, PLYMOUTH 18 MILES, FOWEY 20 MILES, EXETER 60 MILES

LOCATION

Lower Trewint lies in a rural location within a short drive of the village of Menheniot, the towns of Liskeard or Saltash and the A38.

The prized village of Menheniot provides various facilities including church, chapel, excellent village primary school, post office and village store, local inn, sports club and field providing tennis, cricket and football facilities. The main line railway may be accessed at Menheniot Station (approximately 1.5 miles) providing links to Plymouth and Truro and is especially useful for children attending schools further afield and, of course, as a commuter link (Plymouth to London Paddington approximately 3 hours).

The usual market town facilities can be found at Liskeard (5 miles) including a range of shopping, educational and recreational facilities. The town of Saltash (12 miles) has a Waitrose store on its northern outskirts and long frontage to the tidal River Tamar with moorings (subject to availability) and a public slipway. Golf is available at Bindown, near Looe, also with a spectacular waterside course at Portwrinkle and at St Mellion International Resort with its leisure facilities. The wide expanse and beaches of Whitsand Bay are within easy driving distance, providing opportunities for boating, sea fishing and other water sports. The City of Plymouth lies within commuting distance where there is an excellent shopping centre set against the historic waterside areas of The Barbican and Hoe.

DESCRIPTION
Lower Trewint comprises a fabulous detached barn conversion with a fine south aspect over its beautiful established gardens. The property has handsome mellow stone elevations and will be found to be very well presented to a contemporary standard throughout incorporating various energy saving features to create a wonderful family living environment.

The versatile accommodation is laid out over two floors, extending to about 2808 sq ft and briefly comprising as follows - GROUND FLOOR - Spacious Reception Hall - 19' Bespoke Kitchen/Breakfast Room with French doors to garden - 18' Triple Aspect Dining Room (or second sitting room) with oak floor, wood burner and French doors - 18' Double Aspect Sitting Room with wood burner and French doors to garden - Laundry Room - Home Office/Bed 5 - Double Bedroom - Family Bathroom having a bath and separate shower cubicle - FIRST FLOOR - 19' Luxury Principal Bedroom with built in wardrobes and Ensuite Bath/Shower Room with freestanding bath and separate shower - 2 Further Double Bedrooms - Separate Washroom/WC.

OUTSIDE
A private driveway with electrically operated gate leads to a large and level parking area for many cars with space for motorhome, caravan, boat, horsebox etc. This leads to the excellent double garage/workshop of about 700 sq ft.

The gardens have a fine south aspect and are particular feature of the property. The south facing and sheltered patio immediately adjacent to the barn provides the perfect spot for al fresco dining and evening barbecues. Beyond are sweeping lawns with colourful and very well established flower and shrub beds and an orchard with apple and plum trees. There is a large wildlife pond with mature gunnera, this coupled with natural verges and mature wooded areas plays host to an abundance of observable flora and fauna.

For those seeking to lead the self sufficient lifestyle and/or keep livestock or a small pony there is a productive kitchen garden with poly tunnel and greenhouse together with a paddock area, the gardens and grounds extend in all to about 1.20 acres.

EPC RATING - C, COUNCIL TAX BAND - E
SERVICES - Private water supply and drainage, mains electricity.

ENERGY PERFORMANCE NOTES

Our clients have made a significant investment in this technology and advise the following benefits:

The house benefits from solar and an air source heat pump (ASHP). The solar was installed under the FiTS scheme. Under FiTS, all electricity that is generated by solar (regardless of whether it is used or exported) is paid at around 18p per kWh. In addition, all electricity that is exported is paid at around 12p per kWh by our electricity supplier; as a result, all solar generated electricity that is exported will generate around 30p per kWh.

The combination of the smart meter and the electricity tariff we use allows us to import electricity at around 7p per kWh, much of the time. Our use of this tariff results in the majority of the electricity that we consume costing around 7p per kWh, which is about a quarter of the standard tariff.

In addition to the efficiency of the ASHP, we benefit from the Renewable Heat Incentive (RHI) payments for an ASHP. This pays £449 per quarter with further payments due over the next few years. Both the FiTS and RHI payments increase at the CPI rate of inflation each April.

Solar generation in 2025 was 3780 kWh. In 2025, we used 8512 kWh of electricity. We estimate that our total electricity consumption (heating, EV usage and general) to be more than covered by the money generated from solar export and RHI payments.

The utilisation information provided above is based on our consumption of electricity for heating, general usage and EV driving and is provided as an example.

DIRECTIONS

Using Sat Nav - PL14 3RE

Lower Trewint, Menheniot

Approximate Gross Internal Area = 260.9 sq m / 2808 sq ft
(Excluding Eaves Storage)
Garage = 70.2 sq m / 756 sq ft
Total = 331.1 sq m / 3564 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1299201)

These particulars should not be relied upon.

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