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**Freehold : Council Tax Band D
EPC Rating TBC**

Trematon, Saltash

BELVOIR!

Guide price £725,000



Key Features

- > Detached Charming 4 Bedroom Barn Conversion
- > Spacious Living Room With Log Burner
- > Generously Sized Kitchen Flowing Into The Dining Room
- > Two Modern Family Bathrooms
- > Wonderful Wrap Around Garden With Pond

Situated in the highly desirable village of Trematon and surrounded by rolling Cornish farmland, this tranquil retreat offers the perfect blend of countryside charm and everyday convenience.

Stepping inside, you're immediately welcomed by a wonderful sense of space and character. The spacious kitchen flows effortlessly into the dining area, creating a superb social hub ideal for entertaining and relaxed living. The generous living room is rich in rustic appeal, with exposed wooden beams and a striking fireplace forming a beautiful focal point. A delightful conservatory and a contemporary ground floor shower room complete the downstairs accommodation.



Upstairs, four well-proportioned bedrooms provide flexibility and comfort, served by a Jack and Jill family bathroom. The principal bedroom is particularly impressive, boasting vaulted ceilings and stunning views across the garden.

Externally, the property continues to impress. A driveway provides ample off-road parking alongside a double garage. Adjacent to the garage is a useful utility room with WC, while the converted garage loft offers a superb office space with a dormer window overlooking open fields — perfect for working from home.

The immaculately maintained wrap-around garden is a true highlight, offering a peaceful haven with patio seating for alfresco dining, a picturesque pond at its heart and a traditional working well supplying water for irrigation. Further enhancing the property's appeal, approved planning permission had been granted for a versatile one-bedroom annexe, opening up exciting possibilities if the application was to be renewed. There is also a borehole, septic tank and oil fired central heating.

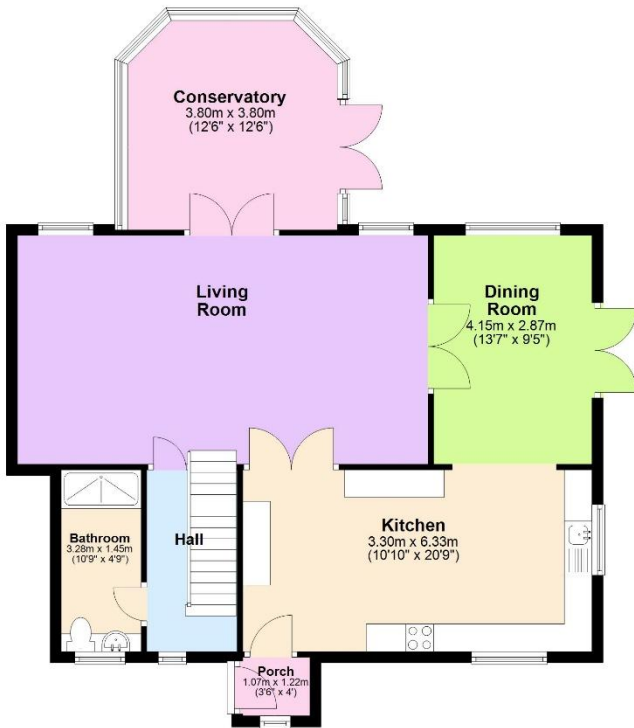
A truly individual home that must be viewed to be fully appreciated.

Location

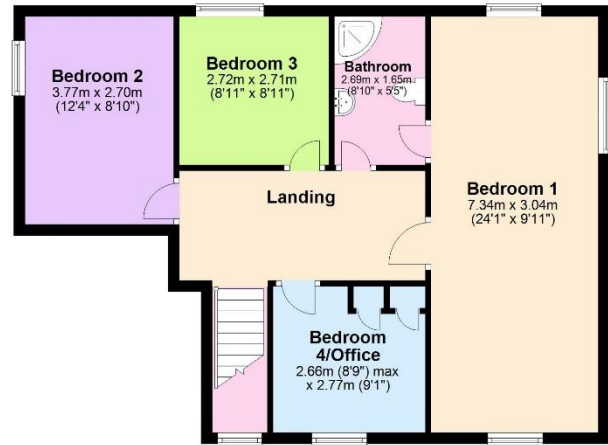
Trematon is a historic village dating back to the Domesday Book, with the iconic Trematon Castle standing as a prominent landmark overlooking the western side of Saltash. The village offers excellent access to the A38 and the Tamar Bridge, providing convenient commuting links into Plymouth, Liskeard and Callington.

Local amenities are easily accessible, with a supermarket at Carkeel approximately one mile away. The beautiful Cornish beaches of Donderry and Seaton are just a short drive, along with superb leisure facilities at St Mellion International Resort and China Fleet Country Club.

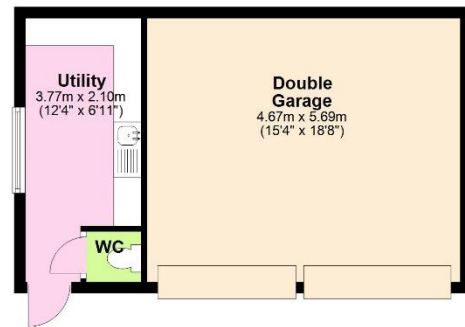
Ground Floor
Approx. 91.5 sq. metres (985.1 sq. feet)



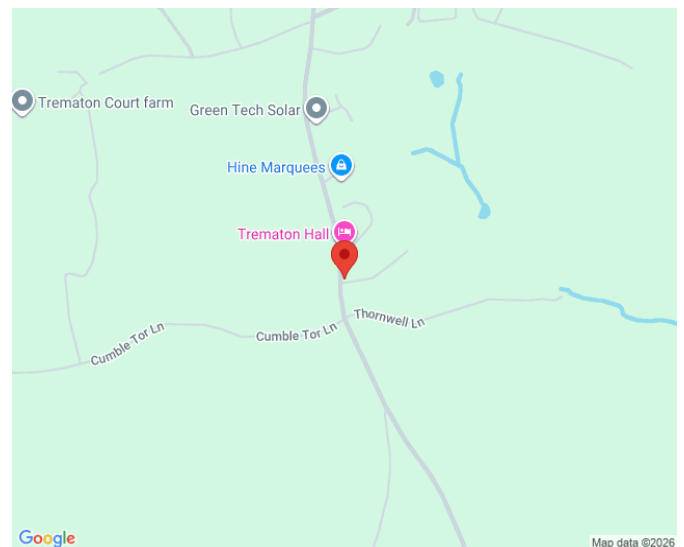
First Floor
Approx. 65.7 sq. metres (707.0 sq. feet)



Outbuilding
Approx. 37.1 sq. metres (399.6 sq. feet)



Total area: approx. 194.3 sq. metres (2091.7 sq. feet)



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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