



## The Barn House, Higher Trenoweth Farm, Swanpool, Falmouth, TR11 5XD

Guide Price £475,000

A detached 3 bedroom barn conversion, converted in the 1970's and located within a private lane which serves just 5 other properties; the barn is situated a few hundred yards from Falmouth Golf Club and its footpath to Swanpool Beach and the South West Coast Path. The accommodation requires a scheme of updating and modernisation and comprises on the ground floor: entrance hallway, dual aspect kitchen/dining room and triple aspect living room with open fireplace. On the first floor are 3 bedrooms and a family bathroom. The rear garden is both sunny and private, with a south-facing terrace to the front of the property and driveway that provides parking for at least 3 cars, leading to a single garage. No onward chain.

### Key Features

- 3 bedroom detached barn conversion
- Located within a quiet lane off Swanpool Road
- Just 0.5 miles from Swanpool Beach and the South West Coast Path
- Requires updating and modernisation
- Triple aspect living room with open fireplace
- Good size garden
- Driveway and garage
- EPC rating D



## LOCATION

'The Barn House' is located within a private lane off Swanpool Road on the outskirts of Falmouth and close to the popular area of Goldenbank. The property enjoys easy access to the South West Coast Path, with scenic walks from the golf course leading towards Swanpool Beach (approximately 0.5 miles) and Falmouth (approximately 1.5 miles). A bus stop is located at the end of the lane and both junior and secondary schooling are close by.

## THE ACCOMMODATION COMPRISES

Glazed door to:-

### PORCH

Timber mono pitch porch with glazed windows to three aspects, obscure glazed stable door to:-

### ENTRANCE HALLWAY

Timber latch door to kitchen/dining room, multi pane glazed door to living room, timber latch door to under-stair storage cupboard. Stairs rising to the first floor, central ceiling light.

### KITCHEN/DINING ROOM

A dual aspect kitchen/dining room with leaded uPVC double glazed windows to front and rear aspects. The farmhouse-style kitchen is fitted with a range of eye and base level pine units, with granite-effect worktop, inset sink with swan neck mixer tap and drainer. Part tiled walls, space for electric cooker, space and plumbing for washing machine, space for free-standing fridge/freezer. Two central ceiling lights, beamed ceiling, radiator. The dining area provides space for a table and chairs.

### LIVING ROOM

A light and bright triple aspect room with replacement uPVC leaded double glazed windows to front, side and rear aspects, as well as a double glazed door giving access to the front patio. A striking brick fireplace houses an open fire with slate hearth. Beamed ceiling, radiator, central ceiling light.

## FIRST FLOOR

### LANDING

Large replacement double glazed leaded window to front aspect. Timber latch doors to bedrooms and bathroom, timber latch door to airing cupboard housing Worcester gas combination boiler providing domestic hot water and central heating. Radiator, central ceiling light.

### BEDROOM ONE

A good size double bedroom, dual aspect with replacement uPVC leaded double glazed windows to front and rear aspects. Range of built-in wardrobes with matching dressing table. Radiator, beamed ceiling, two central ceiling lights.

### BEDROOM TWO

A double bedroom with large uPVC leaded double glazed window overlooking the rear garden. Radiator, central ceiling light, loft hatch.

### BEDROOM THREE

A good size single bedroom, currently utilised as an office, with replacement double glazed uPVC leaded window to front aspect. Radiator, central ceiling light.

## BATHROOM

Coloured suite comprising a panelled bath with electric shower over and tiled surround. Pedestal wash hand basin, low level flush WC. Radiator, central ceiling light. Replacement uPVC obscure double glazed window to rear aspect.

## THE EXTERIOR

### FRONT

The front garden is enclosed by a low stone wall and hedging, providing privacy, planted with a number of mature shrubs, with a south-facing patio seating area providing a sheltered sun trap. A driveway is accessed via timber gates and provides off-road parking for at least three cars in tandem, leading a detached single garage.

### REAR

The delightful rear garden provides a good degree of privacy, enjoying a westerly aspect and benefiting from the afternoon and evening sun. The garden is mainly laid to lawn with low level planted flower beds containing a range of shrubs and small trees. A paved patio is ideally situated for afternoon and evening barbecues.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

### COUNCIL TAX

Band D - Cornwall Council.

### TENURE

Freehold.

### VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





# Floor Plan

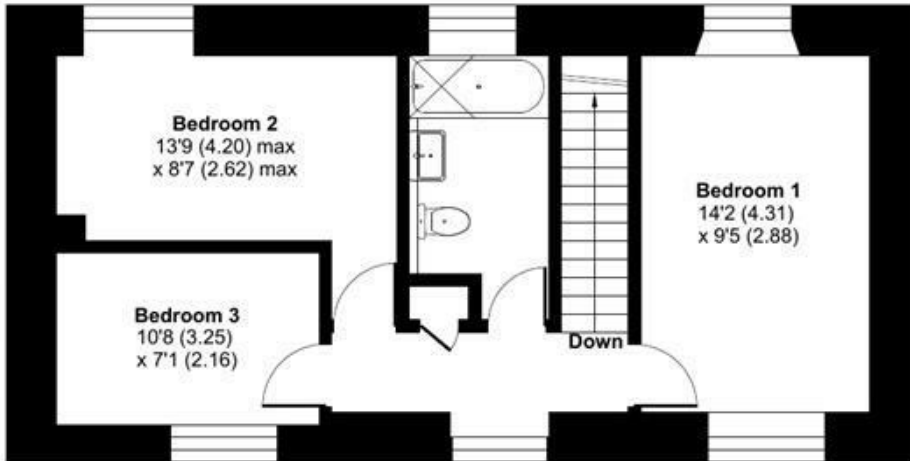
## Higher Trenoweth, Swanpool, Falmouth, TR11

Approximate Area = 930 sq ft / 86.3 sq m

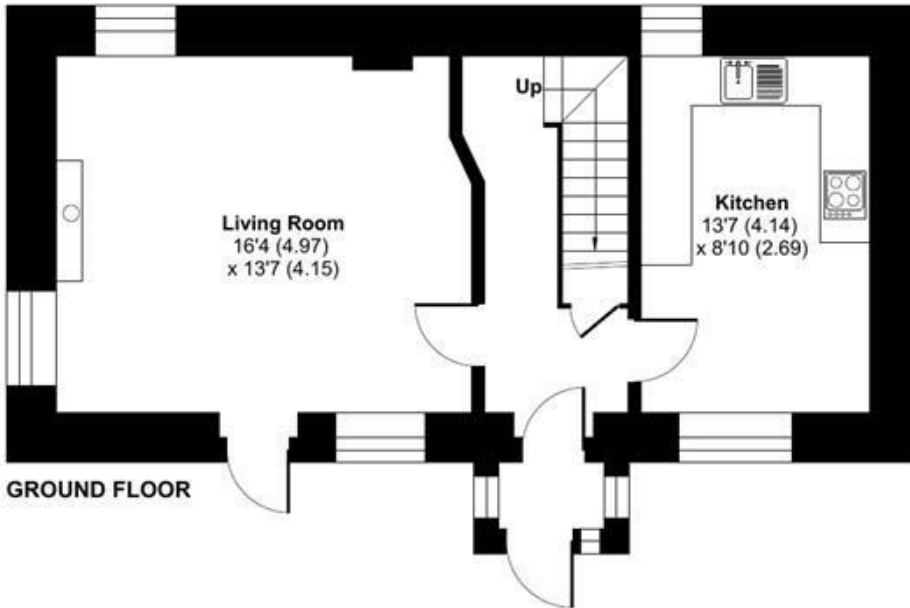
Garage = 196 sq ft / 18.2 sq m

Total = 1126 sq ft / 104.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhcom 2026. Produced for Laskowski & Company. REF: 1454186