



**MAY WHETTER & GROSE**

**THE BARN GULLYS LANE, ST. DENNIS, PL26 8NP  
OFFERS IN EXCESS OF £195,000**



A DETACHED BARN CONVERSION WHICH ORIGINATED AS A HAYLOFT. WELL PRESENTED THROUGHOUT AND BENEFITING FROM TWO BEDROOMS, OFF ROAD PARKING, CHARACTER FEATURE AND FIBRE LINK TO PREMISES. OCCUPYING A CONVENIENT BUT QUIET SETTING WITHIN CLOSE REACH OF LOCAL AMENITIES.

\*\*\* EPC - F \*\*\*



**Location:**

The village of St Dennis is situated within easy access of the A30 and offers a range of amenities including a shop and post office, public house, doctors surgery, bank and primary school. St Austell town centre is situated approximately 7 miles away and offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The Eden Project and picturesque port of Charlestown are situated a short drive away. The town of Fowey is approximately 16 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 15 miles from the property.

**Directions:**

From St Austell come down Hendra Road on the B3279 towards the heart of the village. At the bottom is Hendra Corner, the road will bear to the right. At this point turn left onto Hendra Prazey and then immediately left up the lane just before Greenbank Terrace. The Barn will appear on the left.

**Accommodation:****Lounge/Diner:**

20'4" x 11'1" (6.20m x 3.38m)



Upvc double glazed front door with upper obscured patterned glazing allowing external access into lounge/diner. Opening through to kitchen. Carpeted stairs to first floor with open storage recess below. Engineered wood flooring. Two radiators. Television aerial point, telephone point and satellite point. BT fibre to premises Internet box. High-level twin Louvre doors open to provide access to the properties enclosed mains fuse box. Additional BT telephone point. Wall mounted thermostat. Wood frame double glazed window to front elevation with deep sill with far reaching views over the surrounding area.





**Kitchen:**

10'8" x 7'8" (3.27m x 2.34m )

**Shower:**

7'0" x 6'7" (2.14m x 2.02m)



Upvc door to side elevation allowing access to the enclosed low maintenance garden. Wood frame double glazed window to rear elevation overlooking the rear garden. Modern kitchen wall and base units with roll top work surfaces incorporating stainless steel one and a half bowl sink with matching draining board and central mixer tap. Tiled flooring. Space for LP gas cooker. Space for additional kitchen appliances. Featured exposed stone wall with fitted patterned glass features. High-level LP gas central heating boiler. Radiator. Door to:

Upvc double glazed window allowing light to landing. Additional ceiling mounted wood frame double glazed opening skylight. Matching three-piece white shower suite comprising low-level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap, fitted shower enclosure with sliding glass shower doors and wall mounted mains fed shower. Water resistant cladding. Tiled flooring. Heated towel rail. Extractor fan.



**Bedroom Two:**  
7'8" x 8'11" (max) (2.35m x 2.74m (max))



Wood frame double glazed window to front elevation with deep sill. Carpeted flooring. Radiator. Over stair recess allowing slatted storage.

**Landing:**  
8'5" x 7'2" (2.58m x 2.20m)



Upvc double glazed window provides light from shower room. Doors through to bedrooms one and two. Focal exposed stone wall. Exposed ceiling beams. Carpeted flooring. Loft access hatch.



**Bedroom One:**  
11'5" x 10'11" (max) (3.50 x 3.35 (max))



Wood frame double glazed window to side elevation.

Carpet flooring. Radiator. Exposed ceiling beams.  
Focal exposed stone wall with inbuilt shelving.



**Outside:**

Situated off a quiet lane to the left-hand side of the property with a gravel area allowing off-road parking. Electric box. To the left-hand side steps lead up to an elevated patio and area of lawn. Granite chippings flow around the rear of the property to a private area with two tiered retaining wall providing display options and bespoke barbecue. This rear area also benefits from an outdoor tap.



**Floor Area:**

The floor area measurement is taken from the EPC.

**Services:**

None of the services, systems or appliances at the property have been tested by the Agents.

**Viewing:**


Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: [sales@maywhetter.co.uk](mailto:sales@maywhetter.co.uk)


**Broadband and Mobile Coverage**

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. <https://checker.ofcom.org.uk/en-gb/broadband-coverage/> / <https://www.ofcom.org.uk/mobile-coverage-checker>

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

78

35





GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2026

**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

