



Glebe Farm
Crowan, TR14 9NB





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Converted in 2004 by the current owner, this charming barn conversion offers a unique blend of character and comfortable living. Set within an approximately 4 acre parcel of land, the property enjoys a peaceful rural setting complemented by useful outbuildings/storage areas.

The barn itself provides well planned accommodation, including two bedrooms, a fitted kitchen, and a spacious lounge and dining room, creating an ideal space for both everyday living and entertaining. Retaining the charm and individuality typical of a barn conversion, the property also benefits from generous outdoor space, offering excellent potential for a range of lifestyle uses.

This versatile property is well suited to those seeking a rural retreat, smallholding, or home with scope for further development, subject to the necessary consents.

The property also has a further circa 11 acres of land available with agricultural shed.



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Guide Price £535,000

Location

Crown is a small rural village in Cornwall, set amid rolling countryside and farmland. Known for its historic parish church and peaceful atmosphere, it offers a strong sense of local heritage and community. Crown provides a quiet Cornish setting while remaining within easy reach of nearby towns and the county's scenic coastline.

Accommodation

Entrance Hall

Kitchen

Lounge

Dining Room

Bedroom with WC

Bedroom

Family Bathroom

Outbuildings

To the rear of the property is a very useful outbuilding measuring approximately 50ft by 24ft, incorporating a computer shed, office, garage/Hay store and two stables (one approximately 10ft x 10ft and another 20ft x 10ft) and separate computer shed.

Parking

The parking is access via a drive through the ground from the road, there is ample parking at the property.

Land/Gardens

The property is set within beautifully mature gardens to the front, side, and rear, creating a private and established setting. In total, the grounds extend to approximately 4 acres and are thoughtfully arranged to suit both leisure and equestrian use.

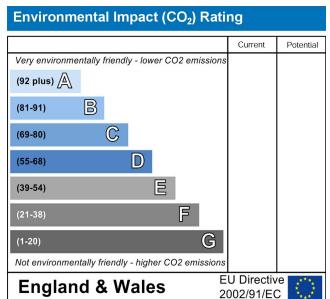
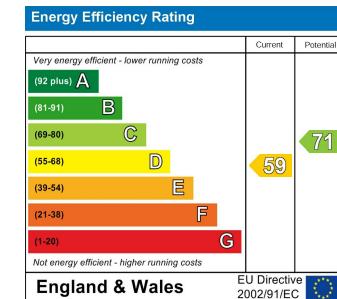
The land is divided into three well-proportioned paddocks, comprising a circa 0.8-acre garden paddock, a larger circa 1.3-acre paddock with direct access to the stable block, and a further circa 1.7-acre paddock which benefits from a field shelter/stable. Both the circa 1.7-acre and circa 0.8-acre paddocks are served by a water supply.

A long, welcoming driveway leads through the grounds, bordered by a mature garden to the left, and opens into a low-maintenance courtyard, providing an attractive and practical approach to the property.

Additional Land

There is an additional parcel of land attached to the property available via separate negotiation of circa 11 acres, this is to include a agricultural shed.





Services

Mains Water, Electricity and Private Drainage. There is oil fired central heating, economy 7 Storage heaters along with a wood burner.

Construction

Glebe Farm was converted in 2004. The property is of granite and has an element of single skin construction which is internally insulated and then drylined. Prospective purchasers intending to obtain a mortgage are advised to make preliminary enquiries with their lender or mortgage broker regarding eligibility prior to arranging a viewing.

Council Tax Band- C**What3Words**

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Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

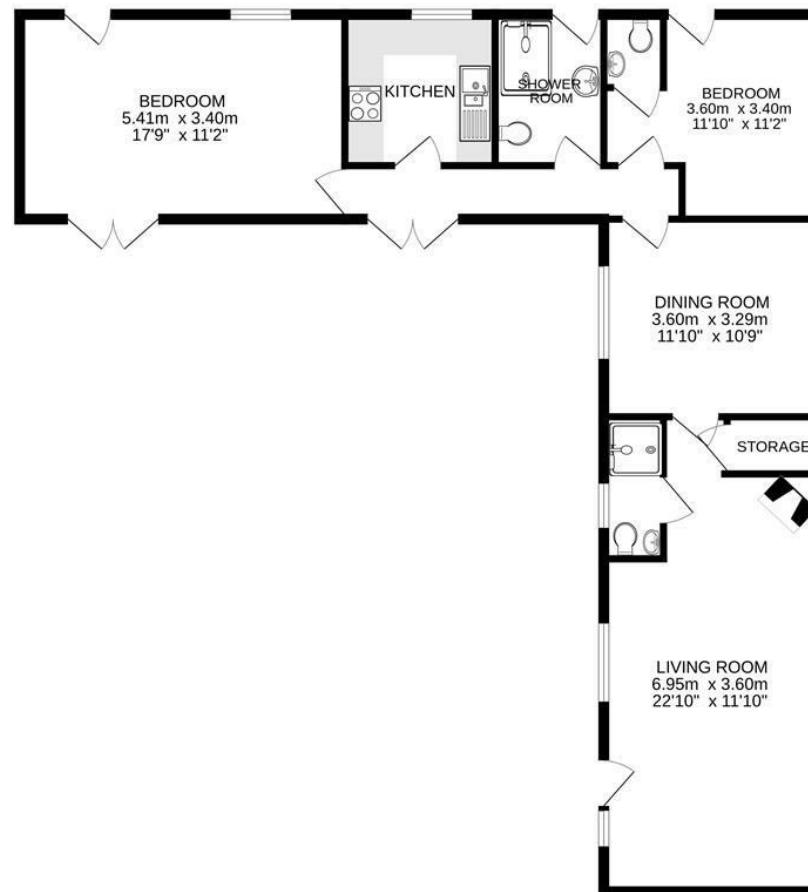
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND 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 current or efficient condition can be given.
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