

TRENDEAL BARN, TRENDEAL
LADOCK, TRURO,
TR2 4NW

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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DETACHED CHARACTER BARN CONVERSION WITH PADDOCK

Set within the hamlet of Trendeal about 2 miles north of Ladock and an area known for its unspoiled rural surroundings. A character home presented to a high standard and being offered with a level paddock of over one acre. 3 bedrooms (one with shower room ensuite), bathroom, spacious open-plan kitchen/dining/sitting room, utility and cloakroom. Oil-fired central heating.

Gravelled parking area with electric charging point. Gardens and paddock. The entirety to be sold with vacant possession (empty of tenants/belongings). Please note- The property lies within the curtilage of a Grade II listed building.

Freehold. EPC Band - D. Rateable Value - £4,900 (APR 2026)

PRICE GUIDE £625,000

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GENERAL REMARKS AND LOCATION

This is a rare opportunity to purchase a character property with a small parcel of land in this special geographic location. Originally a barn to a working farm this substantial building has been carefully and sympathetically converted into a stunning home with the immediate surroundings now being wholly residential. The stone barn is of significant architectural merit with granite quoins and brick arches to window and door reveals and a slate roof overall. Subject to approval there is huge potential to enlarge the property and thereby maximise the unspoiled views over the surrounding countryside. the overall site is about 1.3 acres.

The accommodation currently comprises a fabulous open-plan sitting, dining and kitchen on the ground floor as well as a small utility and a cloakroom. On the first floor there are 3 bedrooms with the main bedroom having an ensuite shower room in addition to a family bathroom. there are many character features and there is full oil-fired central heating.

Trendeal is easily approached from Ladock village and signposted from the hamlet of New Mills (on the B3275). The city of Truro is only about 20 minutes by car (about 9 miles) and the A30, which can be accessed via Fraddon or Mitchell, provides easy access to all parts of the county. There is a pub, church, post office and primary school in Ladock whilst other facilities are available in neighbouring villages. The city of Truro is acknowledged to be the administrative and shopping centre of the county and boasts many of the national multiples, private and state schools and a mainline railway station.

SPECIAL NOTE

The neighbouring property, namely Trendeal Farmhouse, is scheduled as a Grade II listed building and with Trendeal Barn formerly lying within its curtilage it is also subject to "listed" status.

Please also be aware the property is vacant and the furniture shown within the brochure has been removed

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALLWAY

panelled to dado height and with slate paved flooring, radiator and cupboard containing electricity meters.

UTILITY ROOM

2.40m x 1.47m (7'10" x 4'9")

with worktop incorporating sink and drainer and space below for washing machine and tumble drier. Slate paved flooring and radiator.

CLOAKROOM

With wash basin and wc. Slate paved flooring and cupboard under the stairs.

INNER LOBBY/HALLWAY

with stairs to the first floor. oak flooring.



SITTING/DINING/KITCHEN

4.21m x 9.54m (13'9" x 31'3")

a fabulous room geared for modern living. The kitchen and dining area is fitted with a superb range of shaker style units comprising ample base cupboards and drawers, wall mounted cabinets and a grey quartz work surface area with Belfast sink. Appliances include a "Stoves" electric double oven with ceramic 4 ring hob and Bosch dishwasher. The sitting area focuses to a wood burning stove on a wide slate paved hearth and there are two radiators. There is oak flooring throughout the room whilst the ceiling is panelled and includes with recessed downlighting in addition to several electrical points for discreet lamp lighting. Doors from the dining room and also the sitting room lead to outside brick paved terraces.

FIRST FLOOR

LANDING

with radiator.

BEDROOM 1

4.21m x 3.45m to include ensuite (13'9" x 11'3" to include ensuite)

a characterful dual aspect and vaulted room with exposed roof timbers. Fitted double wardrobe with hanging rail and shelf and two radiators.

ENSUITE SHOWER ROOM with tiled shower cubicle, wash basin and wc. Electric towel rail and high level shelf incorporating further towel rail below.

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BEDROOM 2

4.21m x 2.82m (13'9" x 9'3")

another dual aspect vaulted room with exposed roof timbers. Window seat and fitted wardrobe with hanging rail and shelf. Radiator.

BEDROOM 3

3.21m x 3.10m (10'6" x 10'2")

a vaulted room with exposed roof timbers. Fitted wardrobe with hanging rail and shelf. radiator.

BATHROOM

3.21m x 1.66m (10'6" x 5'5")

with suite comprising bath with shower over and glass shower screen, wash basin and wc. Electric heated towel rail, high level shelf with additional towel rail below, shaver point and radiator.

OUTSIDE

A concreted driveway leads into the property from the minor road and sweeps down through a vehicular gate to a gravelled parking area for two cars which has a freestanding Charging Point. Adjacent covered areas for bins and log storage.

From the parking area a pathway leads down to the entrance to the dwelling where an area of garden is enhanced with mature shrubs, plant borders and a sweep of level lawn with beech hedging on the boundary. This lawn extends around to the south side of the building and a brick paved terrace is a suntrap throughout the day.

Adjoining the garden and separated by a post and rail fence there is a level grassed PADDOCK of about 1.1 acres (total site about 1.3 acres). The vendors will be retaining a right of way through the paddock (as coloured yellow and orange on the sale plan) to gain access to their retained land should it be necessary.

SERVICES

Mains water via a private pipe and electricity. Private drainage to sewage treatment plant. Oil fired central heating as previously mentioned.

NB. The electrical circuit, appliances and central heating system have not been tested by the agents.

DATA PROTECTION

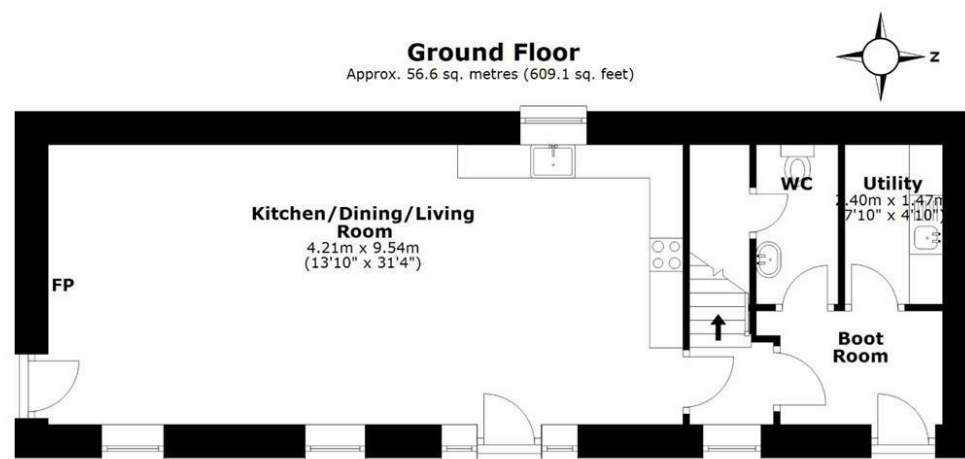
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VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

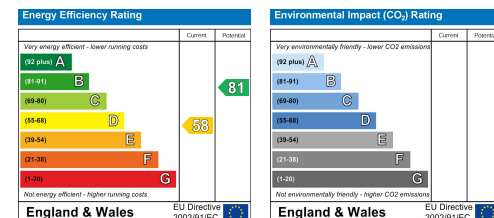
DIRECTIONS

Proceed north out of Ladock village and after about half a mile take the left hand turning signposted to Trendeal. Continue along this country road for another half a mile and at the first road junction bear left again. On reaching the hamlet of Trendeal the entrance to Trendeal Barn will be located on the left hand side immediately after the former farmhouse.



Total area: approx. 113.4 sq. metres (1220.7 sq. feet)

Trendeal Barn, Ladock



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