2 The Barn Tremodrett

St. Austell

- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED
- OFF ROAD PARKING
- EXQUISITE COMPLEX
- OPEN PLAN LIVING
- TWO DOUBLE BEDROOMS
- TRANQUIL RURAL LOCATION
- MOVE-IN READY CONDITION
- FULL OF CHARACTER
- PLEASE SEE QR CODE FOR MATERIAL INFORMATION

PROPERTY DESCRIPTION
Millerson Estate Agents are thrilled to present this two-bedroom, mid-terrace, barn conversion situated within a stunning location, to the market. The property benefits from having several Velux windows across the first floor, allowing pools of natural light to flood in through the open plan kitchen, living and dining room. The kitchen offers a range of wall and base fitted storage cupboards and integrated four ring induction hob, dishwasher and washing/dryer. The ground floor comprises of two double bedrooms with en-suite shower room to the primary bedroom and a fully equipped family bathroom, both of which benefit from having porcelain tiles in addition to underfloor heating. There is also an additional study room or office for those remote workers amongst us – perfect for that modern style of living. This property is further enhanced outdoors by featuring allocated parking for up to four vehicles. Another stand-out feature are the patio and courtyard areas to the front and rear of the property paved in Cornish slate, as are the access paths around the estate. The patio with surrounding planting beds offers a tranquil environment for those looking to relax and enjoy the Cornish sunshine. The property is connected to mains electricity and water and has private drainage. It is heated via electric panel heaters and falls within Council Tax Band A. Don't miss out on the opportunity to own this exquisite barn conversion in Tremodrett. This is a versatile property, equally suited to permanent residence, the second home or holiday rental market and is a gem waiting to be discovered.

LOCATION
Tremodrett can be found on the outskirts of the village called Roche, which enjoys a wide range of local amenities including a primary school, public house, church, convenience stores, post office and pharmacy and is only a short drive from St Austell. Roche gets its name from a twenty metre high granite outcrop to the east of the village where the ruins of a former chapel can still be found at the summit. There is excellent access to the surrounding areas including the A30 and the town of St Austell which offers a comprehensive range of shops, entertainment and sporting facilities including a leisure centre and bowling alley.

THE ACCOMMODATION COMPRISES
(All dimensions are approximate)

ENTRANCE HALLWAY
Dramatic vaulted ceiling with exposed beams. Recessed spotlights. Smoke alarm. Under-stairs storage cupboard housing the hot water cylinder. Multiple plug sockets. Telephone point. Electric panel heater. Kardean vinyl flooring. Bespoke wooden doors leading to:

BEDROOM ONE
20'8" x 9'6" (6.30m x 2.92m)
Dramatic ceiling soaring into the roof ridge with exposed beams. Recessed spotlights. Double glazed windows to the front aspect. Built-in double wardrobe with oak shelf. Thermostat. Multiple plug sockets. Electric panel heater. Skirting. Karndean vinyl flooring. Doors leading to:

EN-SUITE
5'9" x 5'4" (1.77m x 1.64m)
Vaulted ceiling. Recessed spotlights. Extractor fan. Luxury porcelain tiles throughout. Heated towel radiator. Spacious, double shower unit with rainfall head and easily accessible controls. Wash basin with mixer tap. W.C. Underfloor heating.

STUDY/OFFICE
9'1" x 5'6" (2.77m x 1.68m)
Skimmed ceiling. Recessed spotlights. Internal single glazed window. Multiple plug sockets. Television point. Kardean vinyl flooring. A multi-purpose room which could be used as a study/nursery/playroom/TV den.

BATHROOM
6'9" x 5'3" (2.06m x 1.61m)
Skimmed ceiling. Recessed spotlights. Extractor fan. Luxury porcelain tiles throughout. Heated towel radiator. Mains fed shower over bath. Wash basin with mixer tap. W/C. Underfloor heating.

BEDROOM TWO
16'0" x 9'8" (4.90m x 2.97m)
Skimmed ceiling. Recessed spotlights. Double fitted wardrobe with oak shelf. Thermostat. Multiple plug sockets. Electric panel heater. Skirting. Karndean vinyl flooring. Doors leading out on to the communal, hard standing courtyard.

KITCHEN/DINER/LOUNGE
23'3" x 22'2" (7.11m x 6.76m)
Maximum measurements taken.

Kitchen – Stunning vaulted ceiling with exposed wooden beams and five Velux windows. A range of wall and base fitted kitchen units with wood effect finished worktops. Integrated induction hob, electric oven with extractor hood above, washer/dryer and dishwasher. Splash back tiling. Stainless steel sink with mixer tap and drainage board. Ample space for freestanding white goods such as the fridge-freezer. Multiple power sockets. Tiled flooring.

Dining/Living area – Stunning vaulted ceiling with exposed wooden beams and Velux windows. Useful loft storage. Timeless Juliet balcony. Ample power sockets. Television point. Kardean vinyl flooring.

OUTSIDE
The front of the property has a private, paved, slate patio and garden with an area for dining and relaxing. Hedging and a long-raised bed planted with perennials and shrubs which provide colour and interest throughout the year.

To the rear of the property is a large, paved courtyard, (shared with two adjacent barns), furnished with hydrangeas and planters. The doors from bedroom two open directly onto the courtyard. This is an ideal spot for morning coffee.

PARKING
This property has allocated parking for four vehicles.

SERVICES
The property is connected to mains electricity, water and private drainage. It is heated via electric panel heaters and falls within Council Tax Band A.

MATERIAL INFORMATION
Verified Material Information:
Council tax annual charge: £1561.69 a year (£130.14 a month)
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Sustainable Drainage System
Heating: Electric room heaters
Heating features: Double glazing
Broadband: Fibre to premises broadband

Parking: Allocated
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
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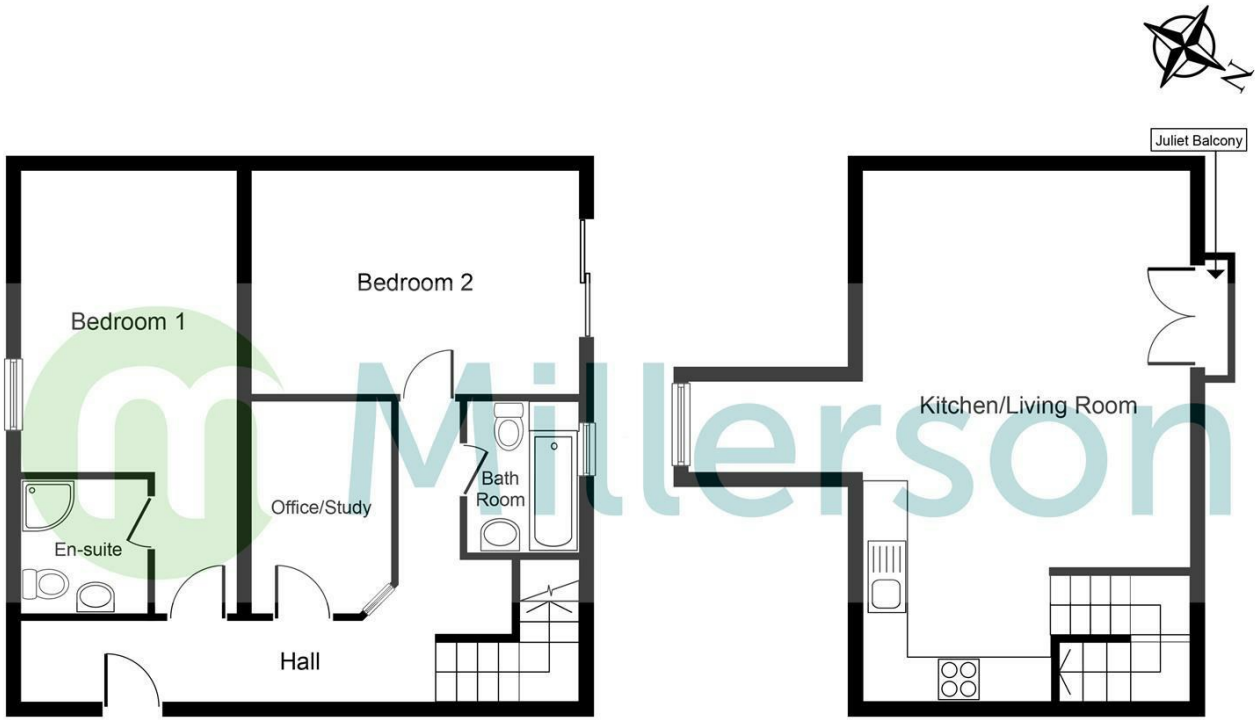
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Ground Floor **First Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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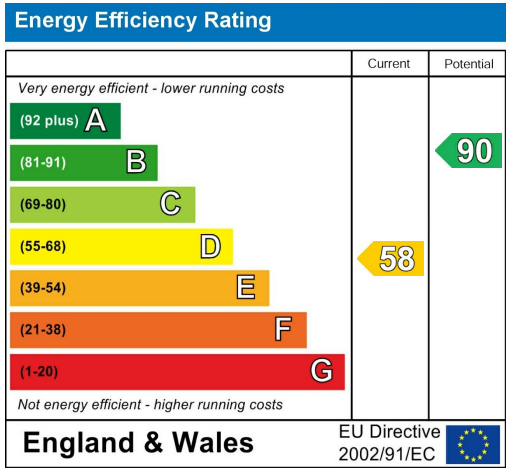

TO ARRANGE A VIEWING PLEASE CONTACT
St Austell Sales Office
01726 72289
staustell@smartmillerson.co.uk

1 Market Street, St Austell,
Cornwall, PL25 4BB

01726 72289
staustell@smartmillerson.co.uk