



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

164.2 m²
1768 ft²

Reduced headroom

7.2 m²
78 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Gulval

Asking Price £425,000



Nynsyu Neppell Trevarrack Row
Gulval
TR18 3DF

Asking Price £425,000

KEY FEATURES

- Detached Barn Conversion
- Substantial Gardens
- 32ft Living Room
- Detached Garage
- Studio/Home Office
- EPC Band C
- Gas Central Heating
- Double Glazing
- Available Chain Free
- Three Bedrooms

DIRECTIONS

An extremely well presented detached barn conversion located in the heart of the popular village of Gulval. This substantial home has a wealth of charm and character which includes a wonderful A framed vaulted ceiling, granite fireplace and exposed granite walls. Sitting on a large level plot which boasts a wonderful lawned garden, a detached garage and a gated parking and turning area providing parking for multiple cars.

Internally the accommodation comprises, 32ft Living room with access to a sun terrace. A modern kitchen with granite worktops and an island unit, separate dining room with views over the garden, also on the first floor is WC and a useful store room. On the ground floor there is a sun room, family bathroom and three bedrooms with one bedroom having ensuite facilities. Connected to the main building but with it's own entrance is a wonderful garden room which has views over the garden. This room has double glazing and heating and could also be used as a home office/studio. Other benefits include owned solar panels, double glazing and gas central heating.

An internal viewing is highly recommended to appreciate the overall size of the property and gardens. Available chain free.

Freehold, Council tax band, D, EPC band C

Services, Mains water, Mains electric, Private drainage, Propane gas

Ofcom suggests mobile phone coverage is available on most networks and that superfast broadband is available but not connected.

