



Treverva

A stunning, detached barn conversion
Plus detached, one bedroom annexe
Full of character and charm
Beautifully presented and finished
Sitting room with woodburner and beams
Fully fitted kitchen and utility room
A fabulous ground floor principal bedroom suite
Two further bedrooms and luxurious bathroom
Large oak framed car port and multiple parking
Sunny, private gardens and seating areas



Guide £675,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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REF: SK7232



This stunning three bedroom detached granite barn conversion with its own self-contained one bedroom annexe is set in the heart of this popular village of Treverva within easy reach of the surrounding towns of Falmouth and Penryn, Falmouth University (Tremough Campus), Argal Reservoir and water park, the Helford River estuary and access to all the beautiful countryside this area has to offer.

Our clients have owned the property since 2002 and during this time they have created and maintained a home with much imagination and style with a perfect blend of modern day living, character and charm making this a property that anyone would be proud to own.

Packed with plenty of features including oil-fired central heating by radiators, UPVC double glazed cottage style windows and doors, a superb oak fitted kitchen with wrap around Corian and polished granite work surfaces and appliances, a wood burning stove and beams in the sitting room and a wealth of natural woodwork throughout the home.

The accommodation in sequence in the main barn includes a sitting room, fitted kitchen/dining room, a side lobby, utility room and an amazing principal bedroom suite with en-suite shower room and double glazed doors leading to the garden. The first floor offers two double bedrooms and a well appointed family bathroom with separate shower and access to a good-sized partially boarded attic with pull down ladder and lighting.

The detached annexe has a conservatory, sitting room/kitchen, a double bedroom an en-suite shower room and access to a good-sized partially boarded attic with pull down ladder and lighting. This is ideal for an independent family relative, a home office or potential income stream with holiday or Air BnB letting.

The barn is approached over a concrete driveway with parking for many vehicles and has a solid oak framed car port for covered parking. The landscaped gardens has a sunny and private aspect with lots of seating areas to catch the sun throughout the day.

The property has wholly owned solar panels with a feed in tariff.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this fine property. Why not phone for an appointment to view today?

THE ACCOMMODATION COMPRISES:

A solid wood and sealed unit double glazed stable door from the driveway leads into the barn.

ENTRANCE VESTIBULE

With open tread staircase to the first floor and open plan to the kitchen/dining room to the left and sitting room to the right.

SITTING ROOM 5.03m (16'6") x 4.67m (15'4")

A fabulous dual aspect sitting room with deep recessed UPVC double glazed windows overlooking the side and rear aspect, a focal point granite fireplace with wood burning stove set on a dark slate hearth with matching mantle over, four wall lights, Roman blinds, double radiator, TV aerial point, under stairs storage cupboard, open beamed ceilings. Open plan to:



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



KITCHEN/DINING ROOM 5.03m (16'6") x 3.76m (12'4")

A beautifully fitted kitchen equipped with a full range of matching wall and base units in light oak, wrap around Corian and polished granite work surfaces, over counter lighting and metro tiling over, wall mounted and lit glass display cabinet, dresser style unit with glass fronted cupboards over, candle boxes set on a black polished work surface and cupboards below, inset double bowl sink unit with drainer alongside and directional mixer tap, Stoves electric range style cooker with ceramic hob and hot plate, double ovens under, matching black cooker hood over, integrated dishwasher, space for American style refrigerator/freezer with vertical carousel alongside, open beamed ceiling, spotlights on tracking, dual aspect with double glazed windows overlooking the side courtyard and rear, vinyl flooring, oak and glazed stable door to:



SIDE LOBBY

Connecting to the utility room and principal bedroom suite. A bright area with UPVC double glazed door to the front courtyard, matching window either side, radiator, ceramic tiled flooring, coat hooks.

UTILITY ROOM 3.05m (10'0") x 1.88m (6'2")

Equipped with a range of matching wall and base units in light oak, oak work surface and storage cupboard below, solar panel control system, inset Belfast sink unit with chrome swan neck mixer tap set on a polished granite work surface with metro tiling over, slate tiled flooring, recessed UPVC double glazed window and slate sills overlooking the front courtyard, access to loft space, oak glazed internal door.

LATCH AND BRACE DOOR FROM LOBBY TO:

PRINCIPAL BEDROOM 5.49m (18'0") x 3.05m (10'0") plus recess 1.83m (6'0") x 0.86m (2'10")

A delightful ground floor principal bedroom suite which enjoys a bright dual aspect with two sets of double glazed windows overlooking the rear patio, French doors leading to the sun terrace with a pleasant outlook over the gardens, coved cornicing, engineered oak flooring, central ceiling light, inset alcove bookshelves, latch and brace door to:



EN-SUITE SHOWER ROOM 1.85m (6'1") x 1.68m (5'6")

Luxuriously appointed with a white suite comprising; walk-in fully tiled shower area, chrome mixer shower and glass screen, low flush wc, two recessed accessory and display areas, recessed radiator, extractor fan, spotlight, ceramic tiled walls and flooring.

OPEN TREAD STAIRCASE FROM ENTRANCE LOBBY WITH WOODEN BANNISTERS EITHER SIDE LEADING TO:

FIRST FLOOR LANDING

With recessed frosted double glazed window, solid wood bookshelves.

BEDROOM TWO 5.18m (17'0") x 3.78m (12'5")

A delightful large double bedroom which enjoys a bright dual aspect through double glazed windows enjoying views to countryside at the front and to the rear, across the gardens to further countryside out towards Mabe Church, double fitted wardrobe cupboard, painted panelling with hidden shelving, TV aerial point, two concealed radiators.



BEDROOM THREE 3.78m (12'5") x 2.57m (8'5")

A good sized double bedroom which has a deep recessed double glazed window enjoying views over the garden to countryside, radiator, double fitted wardrobe cupboard, spotlights, fitted carpet, latch and brace door.



FAMILY BATHROOM 2.74m (9'0") x 2.39m (7'10")

Luxuriously appointed with a white suite comprising; corner Whirlpool bath, mixer tap and hand shower, large walk-in fully tiled shower area with chrome mixer shower, drench head and glass screening, chrome ladder style heated towel rail, low flush wc, china hand wash basin with contemporary chrome tap set atop a polished granite surface, oak cupboards, fitted mirror over and mirrored cabinet alongside, deep recessed frosted double glazed window, granite sill, spotlights, extractor fan, ceramic tiled walls and flooring, latch and brace internal door.

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DETACHED ANNEXE (with full residential planning permission)

Double glazed doors leading to:



CONSERVATORY 3.99m (13'1") x 2.74m (9'0")

Enjoying a bright dual aspect with broad UPVC double glazed windows with Venetian blinds overlooking the gardens, double radiator, hard wearing wood finish flooring, ceiling spotlights, aluminium framed double glazed sliding patio door to:

SITTING ROOM/KITCHEN 4.60m (15'1") x 3.35m (11'0") A cosy open plan room.

Equipped with a range of matching wall and base units with wrap around work surfaces on two sides, composite 1 1/2 bowl single drainer sink unit and tiling over, glazed dresser style unit, plumbing and space for a slimline dishwasher, electric ceramic hob and single fan assisted electric oven under and cooker hood over, central heating boiler, space for under counter refrigerator and freezer, vertical column radiator, engineered oak flooring, coved cornicing, double glazed window enjoying a pleasant outlook over the gardens, latch and brace door to:

DOUBLE BEDROOM 3.66m (12'0") x 2.36m (7'9")

With overhead recessed Velux double glazed skylight window, hard wearing wood finish flooring, two vertical column radiators, latch and brace door to:

EN-SUITE SHOWER ROOM

Luxuriously appointed with a white suite comprising; large walk-in fully tiled shower cubicle, thermostatically controlled electric shower and glass screening, china hand wash basin with contemporary chrome mixer tap set on a high gloss white vanity unit, low flush wc, ladder style heated towel rail, two mirrored bathroom cabinets, spotlight, fully tiled walls and flooring.

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OUTSIDE

CAR PORT 5.89m (19'4") x 5.49m (18'0")

Of solid oak construction with storage to one side, eaves storage over, space for two family sized vehicles. A driveway offers plenty of parking and turning for a number of vehicles.



GARDENS

To the front there is a small raised gravelled garden with mature Cornus Tree, shrubs and a mature Espalier Apple Tree.

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FRONT GATED COURTYARD/UTILITY AREA 6.10m (20'0") x 2.74m (9'0")

With two open wood sheds measuring 1.00m (3' 3") x 1.00m (3' 3"), hot and cold outside water taps, this area leads to the double glazed front door.

REAR GARDENS

These are a particular feature of the property and accessed to the right hand side of the car port with paved steps leading to the patio which overlooks the garden and accessed through patio doors in the principal bedroom suite. A gateway leads into beautifully landscaped gardens which are ablaze with a vast array of Spring and Summer colour, well stocked flowerbeds and rockeries sporting a wide variety of plants, shrubs and climbing plants and a sheltered patio in the far corner is a great place for alfresco dining. On the opposite side of the garden sits a Taverna style patio with pergola, bedecked with mature climbing plants providing a sheltered area to relax. To the left hand side of this patio there is a timber garden shed and storage area. Coming back onto the pathway sits a granite walled fish pool which is covered by mature trees and Hydrangeas and who doesn't love the sound of running water. It is impossible to do complete justice to these gardens in print, why not come and have a look for yourself. The garden also has an outside cold water tap by the annexe and an additional outside double power point by the workshop/shed.

WORKSHOP/SHED 2.44m (8'0") x 3.05m (10'0")

With electric lighting and shelving

GATED STORAGE AREA 3.05m (10'0") x 1.83m (6'0")

With slabbed floor.

SERVICES Mains electricity and water, private drainage, oil-fired central heating.

COUNCIL TAX Band D.

SOLAR PANELS Wholly owned by our clients providing a useful feed-in tariff.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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ANNEXE

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.
The position and size of doors, windows, appliances and other fixtures are approximate only.
The total square area is 191.6 m², 2062 sq ft

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