



TREWARREN BARN,  
LADOCK, TRURO  
TR2 4QJ

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



# TREWARREN BARN, LADOCK TRURO TR2 4QJ

DETACHED BARN CONVERSION, TWO HOLIDAY  
COTTAGES, FIVE ACRES AND OUTBUILDINGS

Situated in an idyllic rural setting at the end of a long lane enjoying privacy and far reaching countryside views. Located in the centre of Cornwall within close proximity to Newquay airport and the A30 for quick commuting.

Main dwelling with three double bedrooms - master en-suite, sitting room, kitchen/dining room, utility, study, cloakroom and bathroom.

Two beautifully appointed one bedroom holiday cottages successfully let for many weeks.

Two substantial outbuildings. Oil fired central heating. Photovoltaic panels installed on the larger outbuilding's south facing roof providing a healthy income.

Paddock and large gardens. In all approximately 5 acres. EPC - C

## GUIDE PRICE £1,250,000

## *Philip Martin*

PHILIP MARTIN

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GENERAL COMMENTS

Trewarren Barn is located in a quiet rural setting at the end of a very long lane on the outskirts of Ladock. The property includes the main dwelling, two holiday cottages, extensive outbuildings and approximately five acres of land. Trewarren Barn is a detached traditional stone barn with attractive Cornish stone elevations, brick window arches underneath a natural slate roof with modern double glazed windows. Mature gardens surround the barn with extensive lawns, mature shrubs, plants, fruit trees and there are magnificent views over the surrounding countryside. The barn is full of character and includes a superb farmhouse kitchen/dining room, spacious sitting room with wood burning stove, study/utility room, entrance porch with cloakroom, three double bedrooms and large shower room. The master bedroom is particularly large with modern en-suite bathroom, fitted wardrobes and feature balcony with glass balustrade - the rural views from here are magnificent.

A short distance away is a handsome detached single storey stone barn that has been converted into two, one bedroom dwellings, currently rented out as holiday lets. They have been converted to a high standard and retain much charm and character. The accommodation of both barns include open plan kitchen, lounge and dining room with woodburning stove, double bedroom and modern shower rooms. The barns are very popular with holiday makers and provide a substantial income. They are rated excellent on Booking.com scoring 9.9/10. The barns are being sold as a going concern with the fixtures and fittings and furniture included in the sale.

There is an extensive range of outbuildings including a superb modern general purpose building and a second open fronted farm building that could easily be converted into stables if required. The land extends to approximately five acres and is ideal for hobby farming and equestrian enthusiasts. Photovoltaic panels have been installed on the larger outbuilding's south facing roof providing a healthy income from the government feed in tariff. All of the barns have individual exterior oil fired central heating boilers.

The location of Trewarren Barn is very special, being at the end of a long tarmac entrance lane which is a wonderful approach and in a rural setting. It is private but not isolated as there is one neighbour. The gardens and grounds extend to approximately five acres and includes a gently sloping paddock ideal for a horse or pony, hobby farming, etc. An internal viewing is essential.

LOCATION

Ladock is a thriving community approximately six miles east of Truro city. There is an excellent range of village facilities including public house, primary school, parish church and a modern village hall with regular clubs and activities. Probus is within a couple of miles where there are further facilities and Truro is renowned for its excellent shops as well as a good selection of bars, restaurants and main line railway link to London and the north. The property is ideally located for access to the south and north Cornish coasts and Newquay airport is approximately thirteen miles to the north.

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

ENTRANCE PORCH

Half glazed stable door. Window to front. Tiled floor. Single sink with mixer tap over. Stable door opening into kitchen/dining room.

CLOAKROOM

Low level w.c. Window to front. Extractor fan.

KITCHEN/DINING ROOM

7.00m x 5.93m (22'11" x 19'5")

A large room ideal for family living with an excellent range of both base and eye level units with granite worktops. Everhot range cooker, one and a half bowl sink with mixer tap over, integral dishwasher, integral tall fridge. Fabulous slate flagged floor. Windows to front and rear. Stovax inset woodburning stove with slate shelf over, television point. Radiator. Spotlights. Door to inner hall and study/utility room.



STUDY/UTILITY

5.93m x 2.52m (19'5" x 8'3")

A twin aspect room with windows to front and rear. Base and eye level units. Space and plumbing for washing machine and space for tumble drier and freezer. Built in storage cupboards. Built in office furniture and desk.

INNER HALLWAY

Stairs leading to first floor with storage cupboard below. Slate flooring, spotlights, radiator, window overlooking front garden. Door to kitchen and-

SITTING ROOM

5.81m x 5.33m (19'0" x 17'5")

Feature stone fireplace incorporating wood burning stove on a slate hearth with substantial

arched timber over and two alcoves in fire breast recesses. A twin aspect room with windows overlooking the rear and front with views. French doors leading to rear sun terrace and window. Open beam ceiling. Two radiators. Solid wood floor.

FIRST FLOOR

LANDING

Window to front enjoying far reaching countryside views, loft access, radiator. Shelved airing cupboard.

MASTER BEDROOM

5.80m x 3.94m (19'0" x 12'11")

A large twin aspect room with glazed doors leading to exterior steps and balcony and



window to front - both enjoying far reaching countryside views. Two radiators. Quality built in bedroom furniture including wardrobes, drawers and bed side cabinets. Door to en suite shower room. The balcony has a glass balustrade with ample space for sitting out and enjoying the views. Exterior steps lead to the front garden.

#### EN-SUITE

A very modern tiled room with white suite comprising double shower with glass shower screen, low level w.c, vanity sink unit, heated towel rail, tiled floor. Window to rear. Extractor fan. Electric shaver point.

#### BEDROOM TWO

3.78m x 2.90m (12'4" x 9'6")  
Window overlooking the rear. Radiator.

#### SHOWER ROOM

A tiled room with modern suite comprising double shower cubicle with fully tiled surround, vanity sink unit with cupboards below and low level w.c. Extractor fan. Frosted window to front.

#### BEDROOM THREE

4.23m x 3.36m (13'10" x 11'0")  
Window to rear, radiator.

#### OUTSIDE

Trewarren Barn is approached over a very long tarmac lane which leads to the barn and neighbouring farmhouse. A private tarmac driveway leads off this lane up to the barn and holiday cottages where there is parking and continues to the outbuildings. The front garden is mainly level lawn with deep flower bed borders and many mature shrubs and plants. A pathway leads to the front door. At the rear is a very large brick sun terrace enclosed within Cornish stone walls providing plenty of sitting out space and is accessed from the kitchen and sitting room. Exterior steps lead to the master bedroom and balcony.

#### BEECH BARN - HOLIDAY COTTAGE

##### OPEN PLAN KITCHEN, DINING AND LIVING ROOM

7.66m x 4.72m (25'1" x 15'5")  
A light, twin aspect room with three windows to rear, one to front and half glazed entrance door. Excellent range of base and eye level units with granite worktops, one and a half bowl stainless steel sink/drain, integral stainless steel oven with ceramic hob and extractor hood over and glass splashback, integral dishwasher and fridge. Exposed beams. Woodburning stove with polished granite hearth. Television point. Radiator.

#### BEDROOM

5.08m x 3.46m (16'7" x 11'4")  
Twin aspect with windows to front and rear. Exposed beams. Radiator.

#### SHOWER ROOM

A very modern white suite comprising low level w.c, vanity sink unit, double shower with glazed shower screen. Radiator. Extractor fan, electric shaver point. Frosted window to front.

#### MAPLE BARN - HOLIDAY COTTAGE

##### OPEN PLAN KITCHEN, DINING AND LIVING ROOM

8.20m x 2.90m (26'10" x 9'6")  
A twin aspect room with windows to front and side and half glazed entrance door. Base and eye level kitchen units with granite worktops. One and a half bowl sink/drain, integral dishwasher and fridge. Hotpoint integral cooker with ceramic hob and extractor hob over. Two radiators. Woodburning stove with granite hearth. Exposed beams. Loft access. Television point.

#### BEDROOM

5.08m x 3.15m (16'7" x 10'4")  
Window to front. Radiator. Exposed beams.

#### EN SUITE SHOWER ROOM

A white suite with low level w.c, wash hand basin, shower with fully tiled surround and glazed shower screen. Frosted window to rear. Radiator, extractor fan and electric shaving point.

#### OUTBUILDING

18.29 x 7.32 (60'0" x 24'0")  
Open bay modern timber building with box profile roofing and concrete apron. Outside tap, light and power is connected.

#### GENERAL PURPOSE OUTBUILDING

13.72 x 13.41 (45'0" x 44'0")  
With sliding door, concrete walls, timber boarding underneath a cement fibre roof. Light and power connected. The borehole pump and filters are located within the building. Sunny Boy inverter for the Photovoltaic Panels. A very useful building ideal for a variety of uses.  
A gate leads to a further enclosed hard standing area and beyond the open bay shed are several raised vegetable beds and greenhouse.

#### LAND

A gently sloping paddock enclosed behind mature hedge boundaries, laid to pasture and ideal for equestrian use, hobby farming or amenity land. The field enjoys fabulous far reaching views over the surrounding countryside. A gateway gives direct access lower down the entrance driveway and there is access next to the larger general purpose outbuilding.

#### SERVICES

Private water and drainage. Mains electricity. Oil fired central heating - Independent boilers for each barn.

#### N.B.

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

#### VIEWING

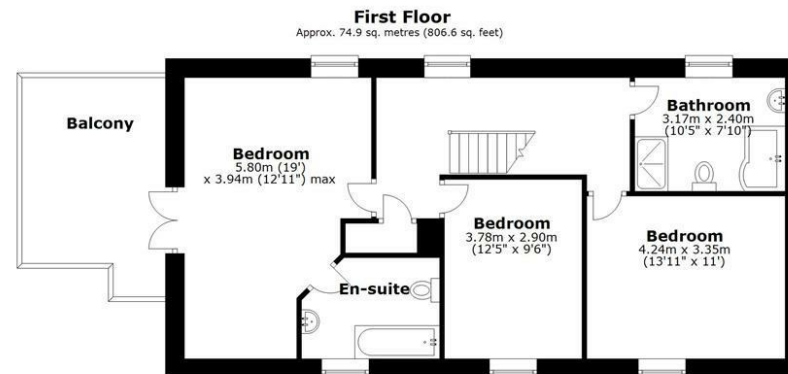
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### DIRECTIONS

From Truro proceed in an easterly direction along the A390 and shortly after leaving Tresillian turn left onto the B3275 clearly signposted to Ladock. Proceed through the village of Ladock into Newmills and after leaving Newmills, Trewarren will be found on the right hand side and is clearly signposted. Proceed along this lane for approximately 0.25 miles and Trewarren Barn is located on the right hand side.

#### DATA PROTECTION

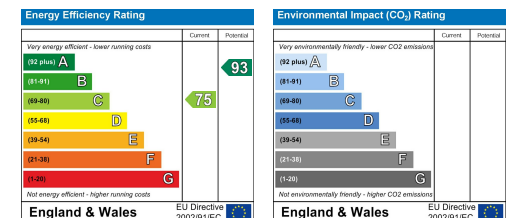
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Total area: approx. 171.1 sq. metres (1841.9 sq. feet)

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 illustration purposes only and should be used as such.  
Plan produced using PlanUp.

### Trewarren Barn, Ladock



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