



# TREVETH BARN,

LONDON APPRENTICE, ST. AUSTELL

PL26 7AT

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS







# TREVETH BARN, LONDON APPRENTICE ST. AUSTELL PL26 7AT

## CHARMING DETACHED BARN CONVERSION

A beautifully presented reverse-level barn conversion, tucked away at the foot of a picturesque valley within the sought-after Pentewan Valley. The property has been extensively improved and enjoys landscaped, enclosed gardens with an exceptional decked terrace capturing far-reaching views. Well-planned accommodation includes four bedrooms (one en suite with dressing room) and a superb first-floor open-plan kitchen/living space with vaulted ceilings. Further benefits include new double glazing, electric Iroko gates, a bespoke oak front door, summer house/studio, car port and additional outbuildings. Conveniently located with the Pentewan Trail, beaches, St Austell and Cornwall's renowned attractions all within easy reach.

## OFFERS OVER £650,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

**E:** [sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

**www.**[philip-martin.co.uk](http://philip-martin.co.uk)



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### GENERAL COMMENTS

Treveth Barn is a beautifully appointed reverse-level barn conversion. It is set at the bottom of a beautiful valley, and the garden has been recently landscaped and fenced, with an outstanding decking area perfect for al fresco dining.

The property benefits from a comprehensive range of recent improvements including new double glazing throughout, front and rear electric iroko wooden gates with private intercom, bespoke oak front door, chestnut fencing, large wooden decking area to take advantage of the stunning views over the valley, summer house/studio with power and lighting, car port plus two other excellent sheds.

### THE ACCOMMODATION

As you enter through the beautiful bespoke oak front door into a spacious hallway a staircase leads to the first floor. To the ground floor there are four bedrooms as well as a family bathroom. One of the bedrooms is en suite with an additional dressing room.

To the first floor there is a tremendous and spacious open-plan kitchen living space with Vaulted ceilings which adds a feeling of light and space. The kitchen is very well appointed with plenty of cupboards and the Rayburn.



### LOCATION

Treveth Barn is situated within the Pentewan Valley, close to the sought-after village of London Apprentice. This charming village offers an excellent balance of rural seclusion and accessibility, surrounded by rolling countryside and mature woodland. The popular Pentewan Trail runs through the village, providing direct access to the south coast and making

the area ideal for walkers, cyclists, and nature enthusiasts. The historic market town of St Austell lies approximately 2.3 miles away, while the sandy beaches of Pentewan and Porthpean are within easy reach. The area also benefits from proximity to some of Cornwall's most renowned attractions, including the Eden Project and the Lost Gardens of Heligan. London Apprentice offers peaceful village living with the convenience of nearby amenities and outstanding coastal opportunities.

*Philip Martin*





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

#### ENTRANCE HALL

#### BEDROOM

3.18 x 4.26 (10'5" x 13'11")

#### BEDROOM

3.47 x 2.12 (11'4" x 6'11")

#### BEDROOM

4.47 x 3.38 (14'7" x 11'1")

#### EN-SUITE

2.84 x 1.37 (9'3" x 4'5")

#### BATHROOM

3.49 x 2.03 (11'5" x 6'7")

#### BEDROOM/STUDY

3.47 x 2.12 (11'4" x 6'11")

#### FRIST FLOOR

#### LIVING ROOM

6.47 x 4.22 (21'2" x 13'10")

#### KITCHEN

4.05 x 4.32 (13'3" x 14'2")

#### OUTSIDE

The property can be accessed from two directions via recently installed electric gates, with ample parking available for approximately ten vehicles. There is a bespoke car port with external electric sockets, together with an outdoor studio offering power and lighting. The gardens are a particular feature, gently sloping and enclosed by North American ranch-style chestnut fencing, leading up to the superb raised decking area, from which there are sublime, uninterrupted views over the surrounding valley.

#### CAR PORT

5 x 2.87 (16'4" x 9'4")

#### WORKSHOP

4.5 x 3.00 (14'9" x 9'10")

#### STUDIO

3.58 x 2.95 (11'8" x 9'8")

#### SERVICES

Mains electric, water, private drainage (Sewage Treatment Plant). Oil fired central heating.

Broadband - Fibre broadband direct to the house. Satellite TV.

#### COUNCIL TAX

#### TENURE

Freehold.

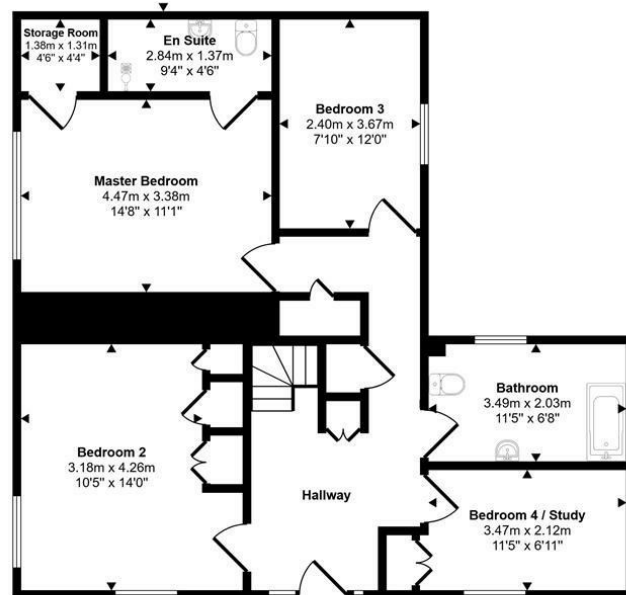
#### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

#### DIRECTIONS

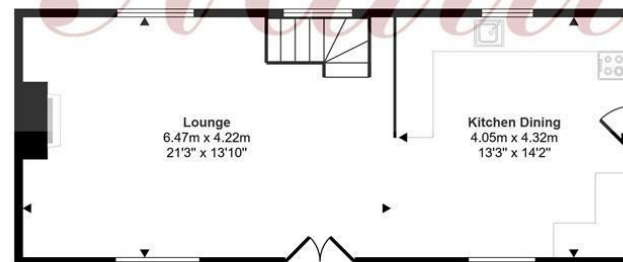
From Truro, take the A390 east towards St Austell. Once you reach St Austell, continue on the A390 and then take the A391 towards Mevagissey. After a short distance, turn left onto the B3273, which will take you straight into London Apprentice. Treveth Barn is just a short way from the village on the road out of London Apprentice towards Polgooth, on your right.





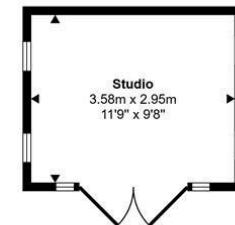
Ground Floor  
Approx 101 sq m / 1085 sq ft

Approx Gross Internal Area  
180 sq m / 1933 sq ft

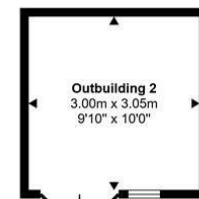


First Floor  
Approx 46 sq m / 491 sq ft

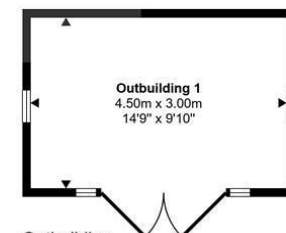
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



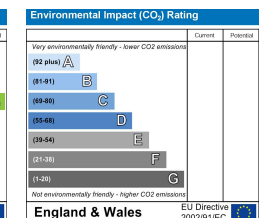
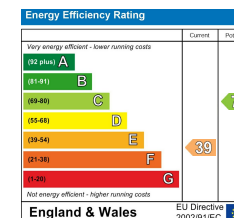
Studio  
Approx 11 sq m / 114 sq ft



Outbuilding  
Approx 9 sq m / 99 sq ft



Outbuilding  
Approx 13 sq m / 145 sq ft











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