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Bay Tree Farm

*Philip Martin*

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# 3 TREGONHAYNE COURT

## TREGONY

### TR2 5SE

BARN CONVERSION IN SEMI RURAL LOCATION SOLD WITH NO CHAIN

This three bedroom dwelling is situated on the outskirts of the popular village of Tregony, within walking distance of the amenities within the village as well as being close to the popular south coast beaches.

The property boasts a wonderful blend of character features, along with a modern, contemporary feel throughout.

The accommodation includes three bedrooms (master en-suite), sitting room, kitchen/dining room, bathroom and a utility room. There is allocated parking, a single garage and a pleasant garden.

Sold with no chain, viewing is highly recommended.

EPC - D. Freehold. Council Tax - E.

**GUIDE PRICE £495,000**

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PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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

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- (b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

## THE PROPERTY

Bay Tree Barn is a three bedroom barn conversion situated in a semi rural location, on the outskirts of Tregony. The dwelling is just a stone's throw from the village, within walking of the amenities including primary and secondary school, church, public house, coffee shop and local shop. The property has been sympathetically modernised with a new kitchen and bathroom suites, yet has retained its character features throughout with a wood burning stove in the sitting room and exposed stone walls. In all, the accommodation includes; entrance hallway, kitchen/dining room, sitting room, two bedrooms and a bathroom to the ground floor with a master bedroom with master en-suite and a utility room to the first floor. There is allocated parking, a single garage and gardens providing both a section of lawn and a private courtyard for outdoor dining. Sold with no chain, internal viewing is highly recommended to appreciate the package on offer.

## TREGONY

Tregony is a thriving community, sometimes referred to as the "gateway to the Roseland" offering a post office, shop, pub, Churches and both primary and secondary schools are within a short 10 minute walk. The village is easily accessible to the whole of the Roseland Peninsula and hence very much a centre for tourism during the summer months. The city of Truro is about seven miles and St. Austell slightly further. The village also has the benefit of a regular bus service. The harbourside villages of Portloe and Portscatho are each about four and seven miles distant, and St Mawes is about 11 miles to the south.

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

## GROUND FLOOR



### KITCHEN/DINING ROOM

5.47m x 3.50m (17'11" x 11'5")

A modern fitted suite fitted with a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer with integrated appliances including dishwasher, electric hob with extractor fan, oven and grill. Space for American style fridge/freezer. Further space for dining table with large window to front aspect.

### SITTING ROOM

5.56m x 5.39m (18'2" x 17'8")

Window to front. Feature fireplace with wood burning stove. Radiator. Under-stairs storage.

### BEDROOM

3.75m x 3.34m (12'3" x 10'11")

Door to side. Radiator.

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#### BEDROOM

3.83m x 1.94m (12'6" x 6'4")

Window to side. Radiator. Fitted wardrobes.

#### BATHROOM

2.18m x 1.78m (7'1" x 5'10")

A modern bathroom suite comprising bath, vanity hand wash basin and low level w.c. Velux rear.

#### FIRST FLOOR

##### BEDROOM

4.26m x 3.17m (13'11" x 10'4")

Window to front. Radiator. Door into;

##### EN-SUITE

2.34m x 1.56m (7'8" x 5'1")

Comprising shower cubicle, vanity hand wash basin and low level w.c. Heated towel rail. Extractor fan.

##### UTILITY ROOM

2.06m x 1.81m (6'9" x 5'11")

Fitted with base level units with inset sink and drainer. Space and plumbing for washing machine. Access to cupboard housing hot water cylinder. Velux window.

##### OUTSIDE

From the landing on the first floor there is a timber bridge that leads to steps and further into the garden that is laid to lawn and enjoys the sunny aspect throughout the day. There is a footpath that leads to the single garage and allocated parking.

On the ground floor, there is access around the back of the property that leads to the private, courtyard garden which provides a pleasant outdoor seating area.

##### GARAGE

Metal up and over door. Useful storage facility.



#### SERVICES

Mains water and electric. Private drainage.

#### N.B

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

#### COUNCIL TAX

E.

#### TENURE

Freehold.

#### DIRECTIONS

From Truro proceed in an easterly direction along the A390 and take the right hand turning off the Probus bypass onto the A3078 signposted to Tregony and St. Mawes. Proceed through the village of Tregony and continue along the B3287 until you see a Philip Martin for sale board on the right hand side and a sign with 'Tregonhayne'. Proceed down the lane and Bay Tree Barn can be found ahead.

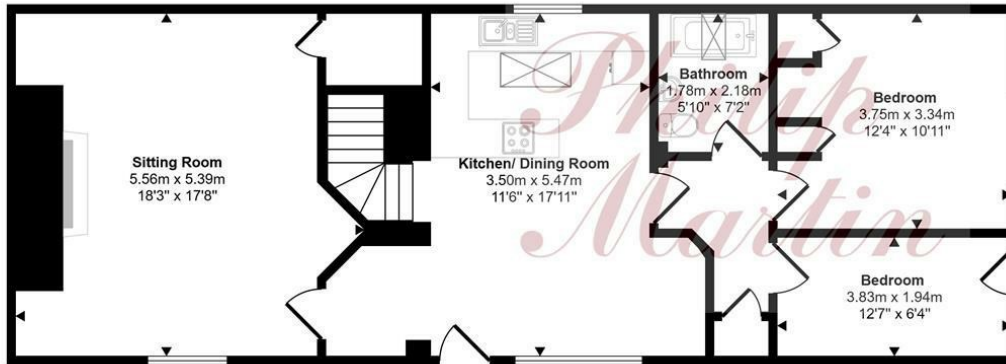
#### VIEWING

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.

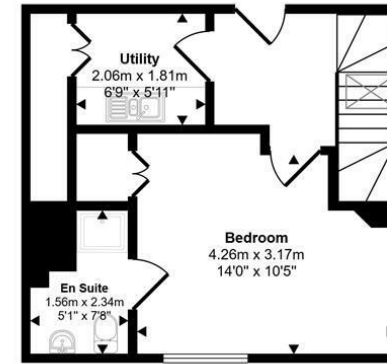
#### DATA PROTECTION

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.

Approx Gross Internal Area  
119 sq m / 1276 sq ft



Ground Floor  
Approx 86 sq m / 930 sq ft

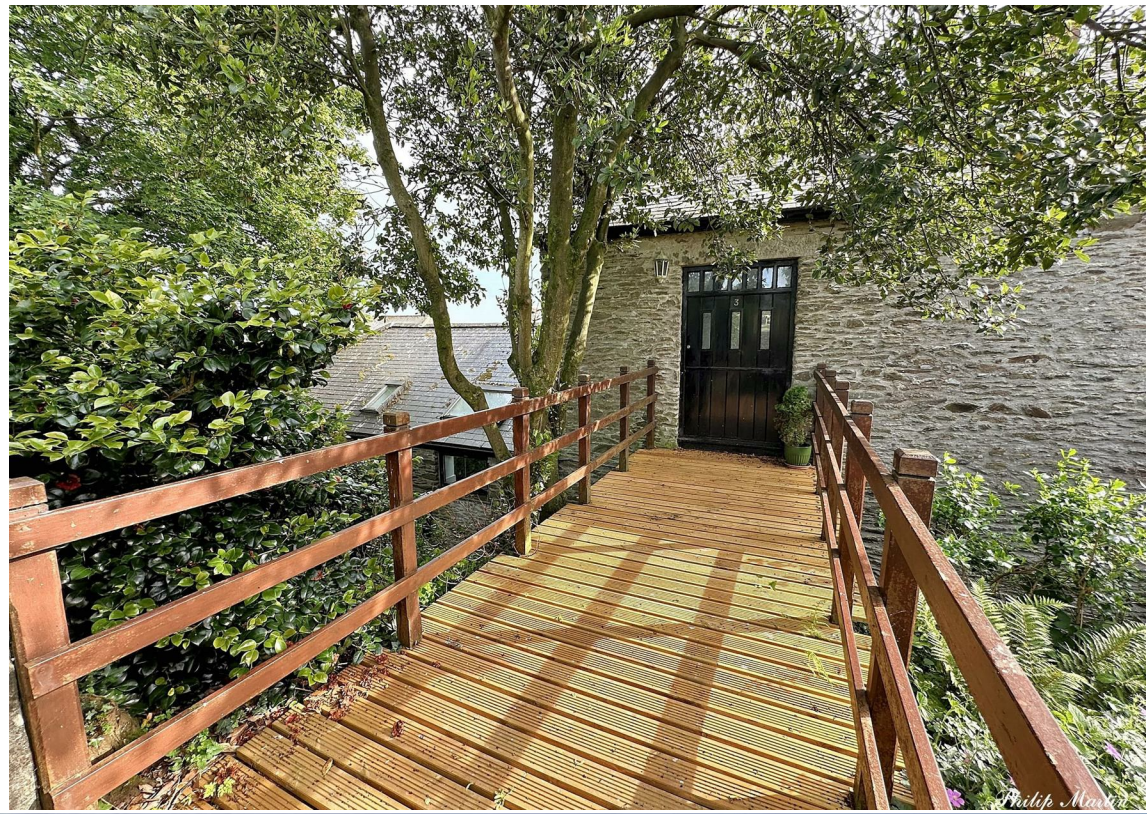


First Floor  
Approx 32 sq m / 346 sq ft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		57	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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