Caladrick Barn

Veryan Green, The Roseland, TR2 5QQ



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS









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A BARN CONVERSION OF CHARACTER IN A SPECIAL EDGE-OF-VILLAGE LOCATION

Tucked away just off Veryan Green in a quiet undisturbed setting.
A spacious semi-detached property and being the major part of a skilful conversion of a substantial range of former farm buildings. Now an appealing character home in a sought-after area.,

4 bedrooms (main bedroom with shower room ensuite), family bathroom, sitting room, study, combined kitchen/dining/living room and utilty. Integral garage.
D/glazing and oil central heating.
Plenty of parking and lovely enclosed gardens.

Freehold. EPC Band - D. Council Tax Band - F.

Price Guide £795,000



Philip Martin

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GENERAL REMARKS AND LOCATION

This is a very attractive barn conversion quietly located on the outer edge of the village yet close enough to be accessible on foot to local facilities. It is approached from a minor country road leading off from Veryan Green and one of just a handful of residential properties adjoining unspoiled countryside. The accommodation has generous proportions and boasts 4 bedrooms with the main bedroom having an en-suite shower room in addition to the family bathroom, there is a spacious open plan kitchen and dining room, sitting room, study, cloakroom and utility. The garage leads directly from the utility and the enclosed rear garden is completely private.

Caladrick Barn will be of wide appeal and whilst large enough for family living it would also suit those retired and looking for that special property with a lovely garden and a location to ensure continued protection and privacy.

Veryan is a very attractive and popular village widely known for its picturesque "Roundhouses" believed to have been built in the 19th century by a local clergyman. It lies within an area recognised as being of Outstanding Natural Beauty and within a mile of the sandy beaches of Pendower and Carne. The village is also a thriving community and has a good range of facilities for daily needs including public house, parish church, post office and general store. The village also has a primary school, village hall as well as sports and social club with indoor bowls and tennis court. Other scenic attractions in the nearby vicinity include the harbourside villages of Portloe and Portscatho and there are magnificent walks along the cliffs of the south cornish coast, much of which is owned and protected by the National Trust. The city of Truro with its cathedral and fine shopping centre is about 12 miles away.

THE DWELLING

Caladrick Barn was converted from a substantial range of former farm buildings in 1990 by the present owner who is now looking to downsize and move into the adjacent property. The subject property is semi-detached but comprises the major section of the overall building and both being completely independent of each other. The barn features natural stone elevations with brick window arches and double glazed casements which are dark stained for low maintenance. Internally the accommodation retains its traditional character and with a comprehensive system of oil-fired central heating. Viewing is essential.

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

GROUND FLOOR

MAIN HALLWAY

with stairs to the first floor and understair cupboard.



SITTING ROOM

4.27m x 6.23m (14'0" x 20'5")
focusing to a wood-burning stove set on a slate hearth with timber lintel above. Beam ceiling and 2 radiators. The wide window to the front elevation features a window seat whilst a solid door opening to the rear garden has an internal glass door for summer use and to maximise sunlight.

STUDY

2.24m x 3.50m (7'4" x 11'5")
with beam ceiling and radiator.

CLOAKROOM

with vanity wash hand basin and wc. Radiator and extractor fan.

KITCHEN AND DINING ROOM

7.82m x 4.36m (25'7" x 14'3")
a spacious room geared for everyday living space and separated to provide kitchen and living room areas. The kitchen is fitted with a range of base and wall-mounted storage cupboards and focuses to an oil-fired Rayburn Royal for cooking and hot water. Extensive work surfaces have a ceramic one and a half bowl sink inset and integral with the units there is a Neff





oven and separate Neff solid hob with extractor over. Space for dishwasher and space for free-standing fridge. The living/dining area has a radiator, there are beam ceilings and also karndean flooring throughout.

REAR HALLWAY

with side entrance door.

UTILITY

3.69m x 2.95m (12'1" x 9'8")
with sink unit and walk-in Larder with slate shelf. Plumbing for washing machine, Grant oil-fired central heating boiler and extractor fan. Door to garage.

GARAGE

5.88m x 3.33m (19'3" x 10'11")

FIRST FLOOR

LANDING

an attractive galleried area with two built-in storage cupboards plus Airing cupboard

MAIN BEDROOM

3.90m x 4.19m (12'9" x 13'8")
a splendid dual aspect room with radiator and built-in wardrobe. Access to ENSUITE SHOWER ROOM with large screened cubicle having electric Mira Sport appliance, wash hand basin and wc. Tiled floor, heated towel rail and extractor fan. This room also features underfloor heating.

BEDROOM 2

4.27m x 4.36m (14'0" x 14'3")
with fitted cupboards and overhead lockers around bed space, dual aspect windows and one with window seat having storage below. Radiator.

BEDROOM 3

2.22m x 3.60m (7'3" x 11'9")
with radiator.

BEDROOM 4

3.28m x 2.37m (10'9" x 7'9")
with radiator and double built-in wardrobe.

MAIN SHOWER ROOM

2.22m x 2.25m (7'3" x 7'4")
with large screened cubicle having Triton appliance, wash hand basin and wc. Tiling to half height and heated towel rail.

OUTSIDE

The GARAGE is integral with the structure and can be approached internally from the utility room. Up and over electric door and rear pedestrian door to the garden. The front forecourt is gravelled for low maintenance and a paved driveway facilitates plenty of further parking.

The GARDENS at the rear are a sheer delight. A brick paved area immediately alongside the dwelling features a pergola trailed with vine and wisteria and is a suntrap. Much of the garden is laid to lawn but edged with flower and shrub borders for colour and interest throughout the year. Specimen shrubs include many Camellias, Rhododendrons, Azaleas, Hebe, Photinia, Hydrangeas and Mexican Orange as well as a host of perennials. There is a GARDEN SHED and LOG CABIN.

SERVICES

Mains electricity. Mains water-metered. Private drainage. Oil storage tank for central heating and Rayburn.

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

DATA PROTECTION

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VIEWING

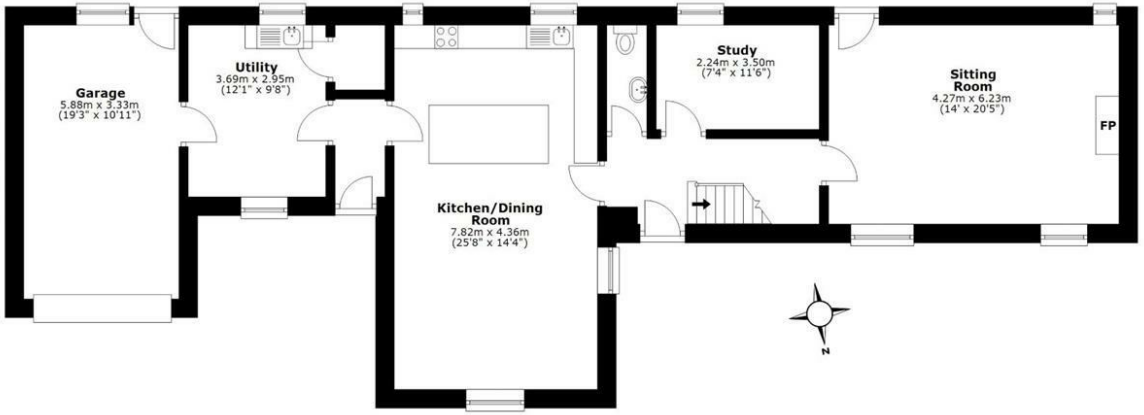
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceeding along the A3078 from Tregony to St Mawes take the turning to Veryan just after the Texaco garage at Bessy Beneath. When entering the village take the right hand turning immediately after the first thatched house (Veryan Gallery). Continue down this road for a short distance taking the first left hand turning back towards the village. After a short distance Caladrick Barn will be easily identified straight ahead.

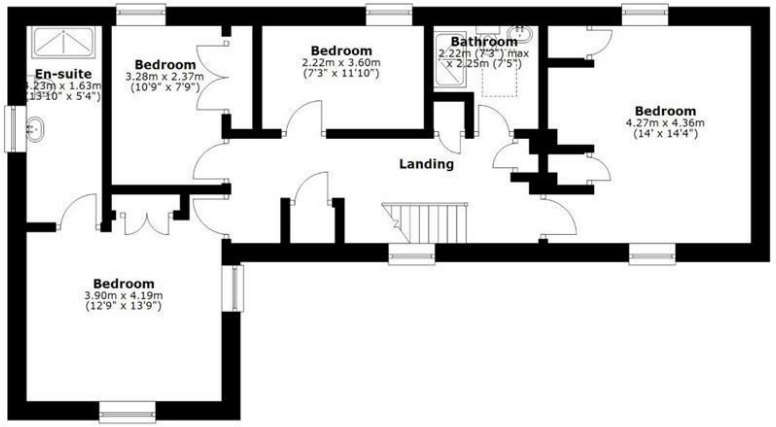
Ground Floor

Approx. 118.5 sq. metres (1275.1 sq. feet)



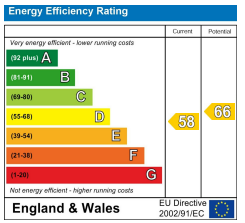
First Floor

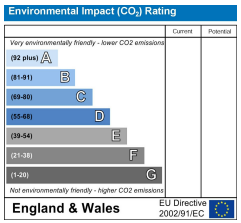
Approx. 87.8 sq. metres (945.2 sq. feet)



Total area: approx. 206.3 sq. metres (2220.3 sq. feet)

Caladrick Barn, Veryan





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