



LOWER POLMENNA BARN

TREGONY, TRURO.

TR2 5SR

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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TREGONY TRURO

TR2 5SR

DETACHED CONVERTED BARN IN RURAL LOCATION WITH
PADDOCK AND STABLES

Set in a very private and peaceful setting, deep in the heart of the Roseland Peninsula surrounded by countryside. Enjoying far reaching views over the surrounding farmland owned by the Caerhays Estate.

Four double bedrooms - three on the first floor, one downstairs, triple aspect sitting room, kitchen/dining room with Aga, morning room, large utility/back kitchen, cloakroom, ground floor shower room, first floor bathroom and additional shower room.

Large enclosed gardens enjoying a sunny aspect and far reaching views. Driveway parking for lots of cars. Additional parking in front courtyard.

Enclosed paddock with two stables and feed store.
In total the property extends to approximately one acre.

Freehold. Council Tax Band E. EPC - F.

GUIDE PRICE £795,000

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PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



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GENERAL COMMENTS

Lower Polmenna Barn was originally part of Lower Polmenna Farm and formed part of the Caerhays Estate. The Barn has been in private ownership for a number of years with the current owners having lived there for the last 27 years but most of the land in the immediate area still forms part of the Estate and hence the setting is notably unspoiled. Lower Polmenna Barn is one of just three properties approached along a private lane which is essentially a hardcore track which ensures little or no passing traffic and hence a quiet undisturbed setting seemingly "miles from anywhere". This track also forms part of a public footpath which ultimately leads down to the sea at East or West Portholland and which is within walking distance.

This spacious and attractive Barn has mellow stone elevations and a natural slate roof. The kitchen extension although added at a later date has been carefully blended to harmonize with the original barn. The barn has a conventional layout over two floors with well proportioned rooms, most enjoying views over the garden and countryside beyond. There are lots of windows affording plenty of natural light especially in the morning room and triple aspect sitting room. There are hardwood timber floors in the majority of the rooms with splendid slate flags in the kitchen. The accommodation includes three bedrooms, bathroom and additional shower room on the first floor all enjoying views. The ground floor has an entrance porch, morning room, large sitting room, kitchen/dining room with Aga, large utility/back kitchen, cloakroom, shower room and fourth bedroom. All of the windows are double glazed with slate cills.

Outside are fabulous mature gardens that mostly back onto fields and enjoy far reaching views over the surrounding countryside. They are extremely private and the whole property enjoys peace and quiet. The gardens are well stocked and include many shrubs and plants, apple orchard and vegetable garden. A gravel drive provides lots of parking with additional parking available in the front courtyard having separate access from the lane. There is a small enclosed paddock and stables that is currently home to two donkeys. The garden and grounds extend to approximately one acre.

LOCATION

The property lies within the Parish of Veryan but is in fact just one mile from the tiny village of Caerhays and interestingly has a postal address of Tregony which is about three miles away. Tregony and Veryan combine to provide a range of local services including shops, post office, pubs, primary and secondary schools. The whole area of the Roseland Peninsula is designated as an area of outstanding natural beauty and much of the coastline is protected by the National trust, coastal walks abound and the property is only one mile (on foot) from the beach at Portholland.

The Cathedral City of Truro with its many amenities and fine shopping centre is about twelve miles away and here there is a main line railway station and The Hall For Cornwall with its varied programme of entertainment.

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

ENTRANCE PORCH

With dual aspect windows, exposed stone wall detail and slate tiled floor. Door to:-



MORNING ROOM

5.04m x 4.68m (16'6" x 15'4")

With wooden floor, large feature window overlooking the courtyard, TV point and night storage heater. Door to:-

SHOWER ROOM

3.05m x 2.63m (10'0" x 8'7")

With low level concealed flush W.C, wash hand basin with splash back tiling. Shaver point. Heated towel rail, wooden floor, electric wall heater. Window overlooking courtyard. Shower cubicle with Mira shower.

BEDROOM FOUR

4.58m x 3.17m (15'0" x 10'4")

Wooden floor, large window overlooking courtyard, slate sill and night storage heater.

SITTING ROOM

6.62m x 4.54m (21'8" x 14'10")

A light, triple aspect room with two to front, one to side and sliding patio door opening into the courtyard. Clearview wood burning stove on slate hearth. Night storage heater, television and telephone points. Solid wooden floor.

Stairs to first floor.

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KITCHEN

7.83m x 3.68m (25'8" x 12'0")

A twin aspect room with two windows overlooking the courtyard and window overlooking the rear garden. Range of painted wooden fitted base units with wooden worktops over. Wooden splash back. Plumbing for dishwasher, space for cooker. Oil fired AGA. Slate flagged floor. Large built in larder cupboard, space for fridge and freezer. Television point.

UTILITY ROOM

4.6m x 4.33m (15'1" x 14'2")

Door to Courtyard, Belfast sink, plumbing for washing machine. Wall mounted shelving and fuse box. Comprehensive storage cupboard, hanging room and shelving. Housing for borehole pressure vessel. Hatch to loft space. Night storage heater. Door to:-

W.C

Low level W.C with wash hand basin. Towel rail and window. Extractor fan

FIRST FLOOR

STUDY LANDING

Wooden floor, dual aspect windows, slate sills, telephone point and built in shelving.

BEDROOM ONE

4.59m x 4.33m (15'0" x 14'2")

A light, twin aspect room with windows overlooking the courtyard and rear garden. Wooden floor, night storage heater and built in wardrobes.

BATHROOM

3.61m x 3.08m (11'10" x 10'1")

Freestanding Claw foot bath with Mixer tap. WC, wash hand basin with splash back tiling and shaver point. Heated towel rail. Wooden floor. Window overlooking the courtyard.

Off hallway - airing cupboard housing factory lagged hot water cylinder with immersion and shelving over.

SHOWER ROOM

Enclosed shower cubicle with Mira electric shower. Electric wall mounted heater. Heated towel rail, wash hand basin and W.C. Roof light and extractor fan.

BEDROOM TWO

3.58m x 3.22m (11'8" x 10'6")

Wooden floor, deep window overlooking courtyard. Electric wall mounted heater.

BEDROOM THREE

4.56m x 2.76m (14'11" x 9'0")

A twin aspect room with windows overlooking the courtyard and side enjoying countryside views. Wooden floor. Electric wall mounted heater.



OUTSIDE

Approached down an unmade track and through a five bar gate into a large entrance parking area. A gravel chipped drive is bordered by flowerbeds with parking for multiple cars and turning area.

A path leads off to one side of the drive to the Stables (external measurement 28'7 x 14'7) block and stone built and currently divided into two stables. Opening onto paved and concrete hard standing area which leads to the field. The field is enclosed within natural hedge boundaries.

Well stocked gardens are planted with a wide array of shrubs and herbaceous plants providing lots of colour and texture. Plants include camellias, rhododendron, roses, acer and many more. A small orchard of four mature apple trees shelters the vegetable patch.

COURTYARD GARDEN

With a covered wood store the courtyard is part paved/part gravel with a feature pond containing water lilies. There is a Wisteria growing over the front of the barn and further climbing plants plus attractive borders and a variety of mature plants and shrubs.

SERVICES

Mains electricity. Private water from borehole. Private drainage. Oil fired Aga.

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, 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008 or 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244.

DIRECTIONS

Proceeding from Tregony along the A3078 towards St. Mawes take the turning signposted to Veryan on the left hand side at Bessey Beneath after passing the Texaco garage. After a short distance take the first left hand turning to Caerhays and after approximately half a mile you will come to a small settlement known as Tippetts Shop where there is a right hand turning to Veryan. DO NOT take this right turning but proceed just a little further along the road where you will come to a fork and here you take the right hand fork which continues to Caerhays. Continuing for a further half a mile you will be dropping down into the valley bottom where you must watch out for an unmade and unmarked track which goes up on the right hand side which can be easily missed. This is the lane which leads to Lower Polmenna Barn on the right hand side of the lane.

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First Floor

PLAN FOR
IDENTIFICATION
PURPOSES
ONLY

Ground Floor

LOWER POLMENNA BARN

APPROX GROSS INTERNAL FLOOR AREA:
226 SQ METRES/2432 SQ FT

Energy Efficiency Rating

Rating	2000 (EU Directive)	2018 (EU Directive)
Very energy efficient - lower running costs	82 (A)	86 (A)
(81-81)	75 (B)	
(69-69)	65 (C)	
(55-64)	55 (D)	
(39-64)	45 (E)	
(27-38)	35 (F)	
(1-26)	30 (G)	

Environmental Impact (CO₂e) Rating

Rating	2000 (EU Directive)	2018 (EU Directive)
Very environmentally friendly - lower CO ₂ emissions	92 (A)	61 (A)
(81-91)	85 (B)	
(64-80)	75 (C)	
(55-64)	65 (D)	
(39-54)	55 (E)	
(21-38)	45 (F)	
(1-20)	35 (G)	14 (G)

England & Wales EU Directive 2002/91/EC





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