

The Barn Goviley Major

Tregony, Truro,
Cornwall TR2 5TT

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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THE GRANARY







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A SPACIOUS AND HIGHLY VERSATILE THREE-BEDROOM DETACHED BARN CONVERSION WITH GENEROUS PARKING AND ENCLOSED GARDENS

A spacious and individual detached barn conversion providing approximately 1,521 sq ft of highly versatile accommodation. The property combines a generous lounge and contemporary kitchen/dining room with three bedrooms, a substantial study/dressing room, bathroom and separate shower room. Outside, there is extensive gravelled parking and enclosed gardens incorporating lawns, pathways and a sheltered paved terrace bordered by a stone wall.



Guide Price £325,000

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GENERAL COMMENTS

The Barn is a substantial detached conversion offering an unusually flexible arrangement of accommodation over two levels. The generous proportions, multiple bath and shower facilities and ground-floor bedroom make the property suitable for a variety of household requirements. Situated in a farm setting, close to the south coast as well as Tregony, the position is very convenient.

The principal reception room is particularly spacious and has doors opening directly outside. The kitchen and dining room is fitted in a contemporary style, with an island providing additional preparation space and informal seating. A ground-floor bedroom offers useful flexibility for guests, relatives or home working.

The first-floor accommodation is divided into two distinct areas. The principal bedroom and a large study or dressing room are complemented by a spacious shower room, while a further bedroom and family bathroom occupy the opposite side. The study or dressing room is of especially generous proportions and provides considerable flexibility for working from home, hobbies or additional occasional accommodation.

Outside, the property is approached over a gravelled driveway providing ample parking. The gardens are enclosed and include areas of lawn, gravelled pathways and a sheltered paved terrace positioned beside an impressive stone retaining wall.

THE PROPERTY

A front door opens into the main entrance hall, which provides access to the kitchen and dining room, ground-floor bedroom and stairs rising to the first floor.

The kitchen and dining room is fitted with a comprehensive range of contemporary units and work surfaces. A central island provides further storage, preparation space and informal seating. Integrated appliances and extensive work surfaces contribute to the practicality of the room.

The lounge is an exceptionally spacious reception room extending to almost 17 feet in length. Multiple windows provide good natural light, while glazed doors create a direct connection with the garden and terrace. Its generous proportions allow space for several seating areas, freestanding furniture and home entertainment equipment.

Bedroom two is positioned on the ground floor and offers a useful degree of independence. Its size and location make it equally suitable as a double bedroom, guest room or additional reception space.

On the first floor, the principal bedroom is a well-proportioned double room. An adjoining study or dressing room is particularly generous and has been arranged with extensive storage and workspace. This room offers excellent flexibility and could accommodate a substantial home office, dressing area or hobby space.

A spacious shower room serves this section of the first floor. On the opposite side of the property is bedroom three, together with a separate family bathroom fitted with both a bath and shower.



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):

ENTRANCE HALL

LOUNGE

5.15m x 4.35m (16'10" x 14'3")

A spacious reception room with windows and glazed doors opening outside. Its proportions provide ample space for several seating areas and freestanding furniture.





KITCHEN/DINING ROOM

3.66m x 3.43m (12'0" x 11'3")
Fitted with a comprehensive range of contemporary units and work surfaces, incorporating a central island with informal seating.

BEDROOM 2

3.84m x 3.23m (12'7" x 10'7")
A generous ground-floor bedroom providing useful flexibility for guests, relatives or alternative use as a study or reception room.

FIRST FLOOR

BEDROOM 3

3.57m x 2.44m (11'8" x 8'0")
A comfortable bedroom with windows providing good natural light.

BATHROOM

3.20m x 2.02m (10'5" x 6'7")
Fitted with a bath, separate shower enclosure, WC and wash basin.

STUDY/WARDROBE

5.48m x 4.64m maximum (17'11" x 15'2" maximum)
A substantial and highly versatile room with extensive fitted storage and space for a home-office area. Its size allows it to serve several purposes according to individual requirements.

SHOWER ROOM

2.89m x 2.86m (9'5" x 9'4")
A particularly spacious shower room fitted with a shower enclosure, WC and two wash basins.

MASTER BEDROOM

4.48m x 3.11m (14'8" x 10'2")
A well-proportioned principal bedroom.

OUTSIDE

The Barn is approached over a broad gravelled driveway and parking area. Timber Fencing enclose the immediate grounds.

The gardens have been arranged with a combination of lawn, gravelled pathways and paved seating areas. A sheltered terrace provides an attractive setting for outdoor dining and relaxation and is bordered by a natural stone retaining wall.

Further enclosed areas of garden extend around the property, offering scope for planting, recreation or the creation of additional seating spaces.

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.

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.

SERVICES

Private water, private drainage. Mains electricity and oil fired heating.

COUNCIL TAX

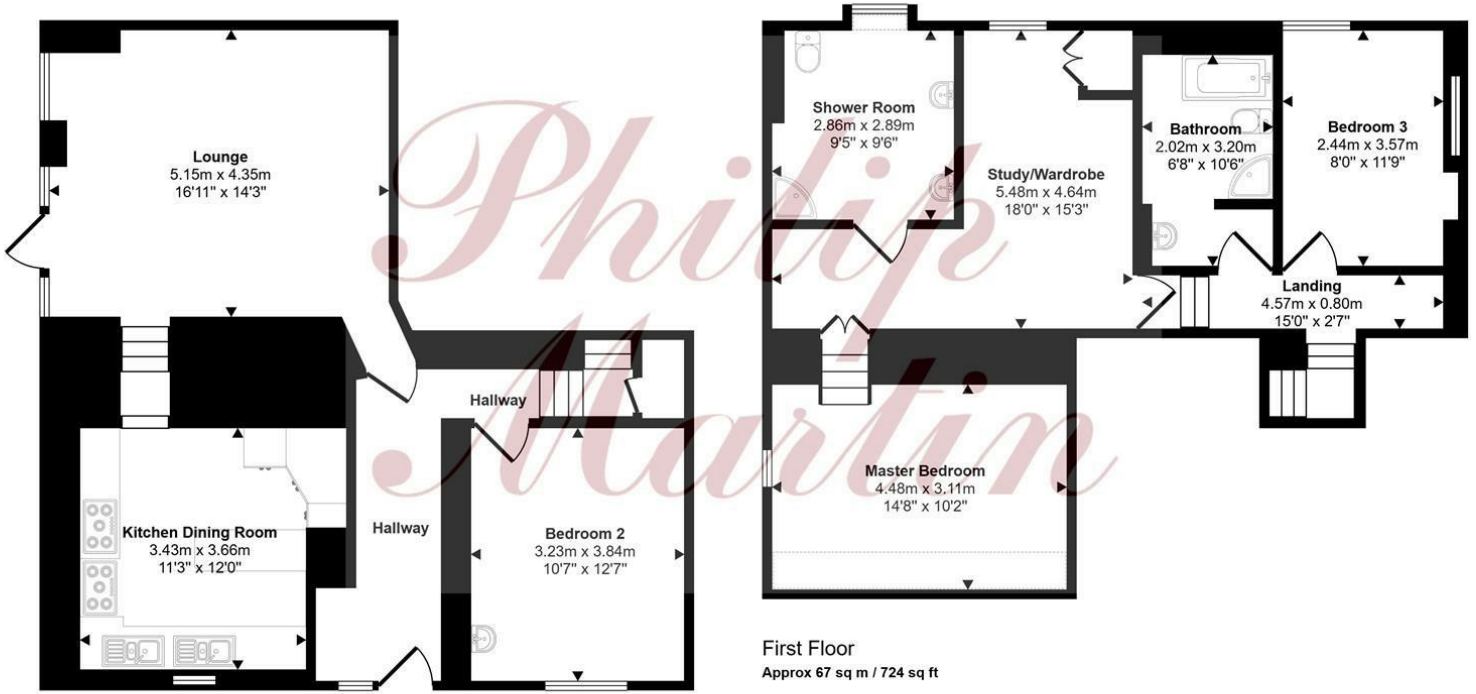
TENURE

Freehold.

DIRECTIONS

Proceed out of Tregony, passing The Roseland Academy on the left. Continue for approximately half a mile, then take the right-hand turning signposted Goviley. Follow this road for around 1.5 miles until reaching the hamlet of Goviley.

Approx Gross Internal Area
141 sq m / 1521 sq ft

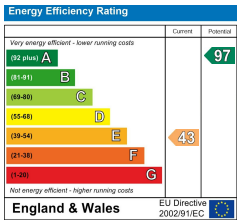


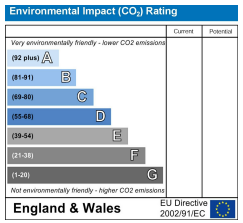
Ground Floor
Approx 74 sq m / 797 sq ft

First Floor
Approx 67 sq m / 724 sq ft

Denotes head height below 1.5m

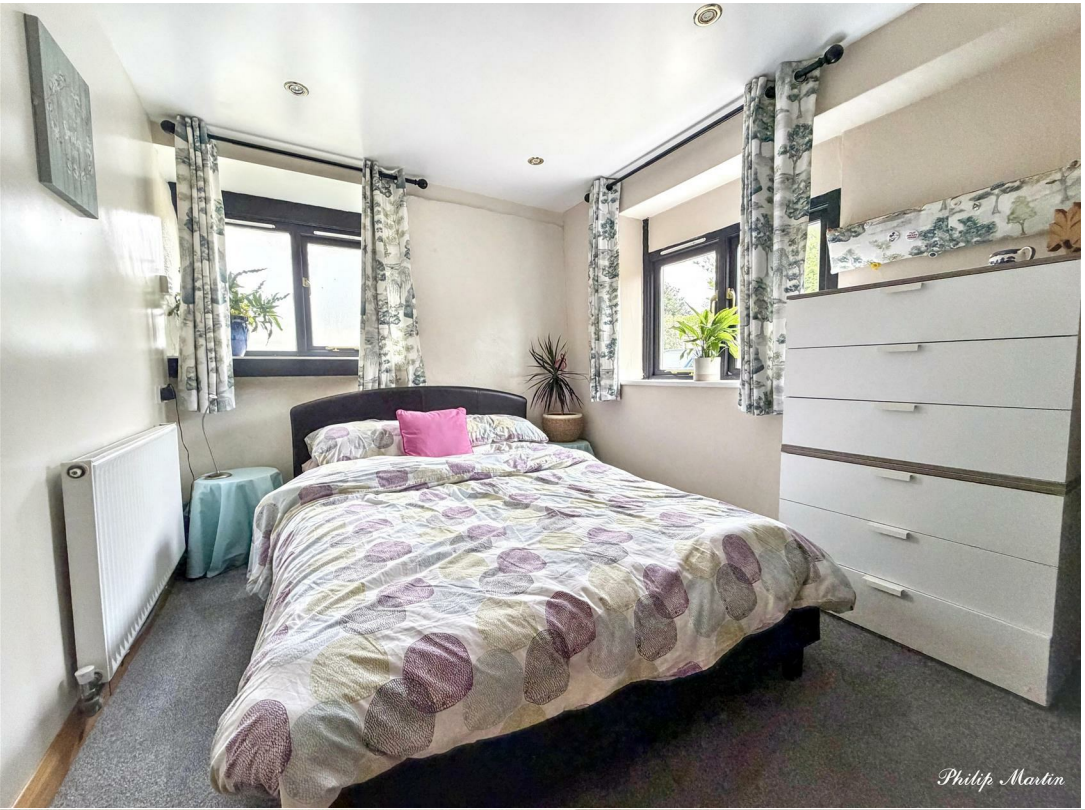
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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










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