

- NO ONWARD CHAIN/CHAIN FREE
- DETACHED THREE BEDROOM BARN CONVERSION
- OIL FIRED CENTRAL HEATING
- PARKING AND INTEGRAL DOUBLE GARAGE
- ENCLOSED WALLED GARDEN
- LOCATED ON A WORKING FARMSTEAD
- EPC RATING - E47 / COUNCIL TAX BAND - D

Description

***** CHAIN FREE ***** - A detached three bedroom barn conversion that can be found within the farmstead at Trevorgans. The property, despite requiring modernisation, benefits from double glazing, parking, double garage and an enclosed walled garden.

The property is warmed via an oil fired central heating system with accommodation in brief comprising sitting room, large kitchen/dining room, utility room, bedroom, WC and access to the integral double garage to the ground floor with the remaining two bedrooms (one being en-suite) and bathroom to the first floor.

Location

The village of St Buryan benefits from a traditional public house, post office/licensed village stores and a nearby well respected farm shop. There is also primary schooling along with a Church and Chapel. The village also has a thriving football and cricket club with modern community centre and village hall. Approximately five miles distant is the famous surfing beach at Sennen Cove whilst the fabulous south coast beach of Porthcurno is even closer. Penzance is approximately six miles distant with a larger range of shopping facilities along with a bus and mainline railway station.

Ground Floor

Part double glazed door to...

ENTRANCE VESTIBULE - Airing cupboard housing the immersion tank. Doors to...

WC - 6' 2" x 3' 11" (1.9m x 1.2m) Obscured double glazed window to side. Close coupled WC. Pedestal wash hand basin. Radiator.

BEDROOM THREE - 9' 4" x 9' 2" (2.86m x 2.8m) Double glazed window to front with deep wooden sill. Radiator.

SITTING ROOM - 15' 8" x 15' 4" (4.8m x 4.7m) Two double glazed windows to front. Double glazed French doors open to the garden. Feature granite wall with an inset stove sat atop a slate hearth. Stairs rise to first floor. Two radiators. Door to...

KITCHEN/DINING ROOM - 23' 11" x 12' 5" (7.3m x 3.8m) Divided into two distinct areas. **DINING** - Double glazed patio door opens to the garden. Radiator. **KITCHEN** - Double glazed window to side. Work surface area with inset sink and drainer along with cupboards and drawers below with space for dishwasher. Further work surface area that incorporates a breakfast bar with cupboards and drawers below. Space for fridge and electric oven. Tiled



surrounds with cupboards above. Door to...

UTILITY ROOM - 13' 7" x 7' 6" (4.15m x 2.3m) Part obscure double glazed door to side giving access to the garden. Work surface with inset stainless steel sink and drainer with cupboard below. Spaces for washing machine and fridge/freezer. Radiator. Door to...

INTEGRAL GARAGE - 16' 6" x 15' 9" (5.04m x 4.81m) Electric up and over door to front. Window to side. Freestanding oil fired boiler. Power and light.

First Floor

BEDROOM ONE - 12' 9" x 12' 5" (3.9m x 3.81m) Double glazed window to front with a view over the working farm to the village of St Buryan. Built in wardrobe. Radiator. Door to...

EN-SUITE - Obscured double glazed window to side. Corner tiled shower cubicle with electric shower over. Pedestal wash hand basin. Close coupled WC. Radiator.

BEDROOM TWO - 9' 10" x 9' 1" (3m x 2.79m) Double glazed windows to front and side. Storage cupboard. Loft access. Radiator.

BATHROOM - 6' 8" x 6' 7" (2.05m x 2.01m) Obscure double glazed window to front. Panelled bath with electric shower over. Pedestal wash hand basin. Close coupled WC. Radiator.

OUTSIDE - REAR - Hardstanding parking area for two small vehicles along with access to the garage and the property. **SIDE -** Walled garden with lawns and gravelled pathways along with seating areas. Planted borders. Oil tank.

DIRECTIONS - On leaving Penzance via the A30 proceed to the village of St Buryan. On entering the village turn right onto Lisbon Terrace. Continue right as if heading towards Tower Park Caravan and Camping site. On passing the site, the lane leading to the property will be seen to your eventual left as indicated by an Andrew Exelby for sale board. If using the What3Words application - jots.guardian.gadget

AGENTS NOTES - SERVICES - Mains electric and water. Oil fired central heating.

COUNCIL TAX BAND - B

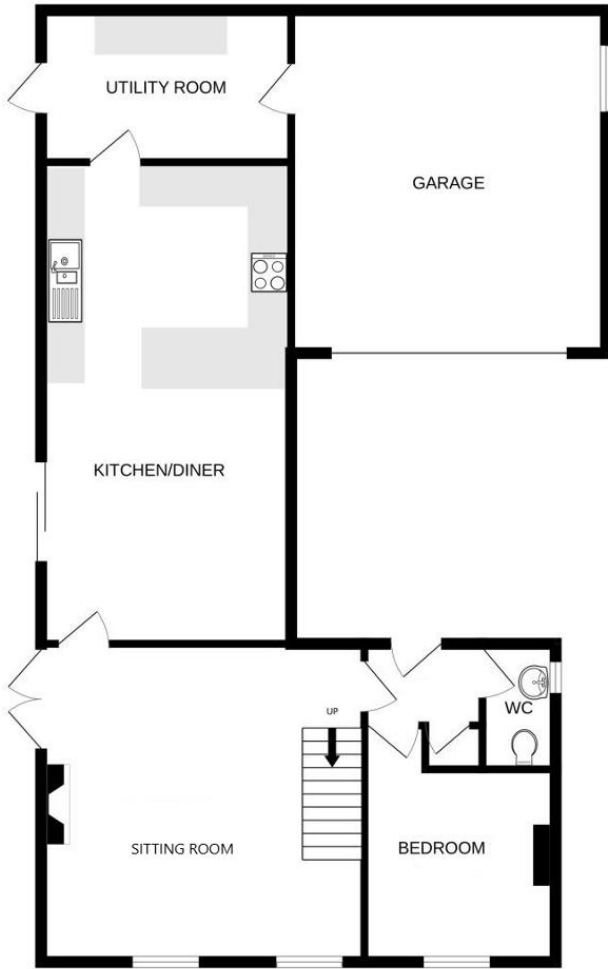
LOCAL AUTHORITY - Cornwall County Council

TENURE - Freehold

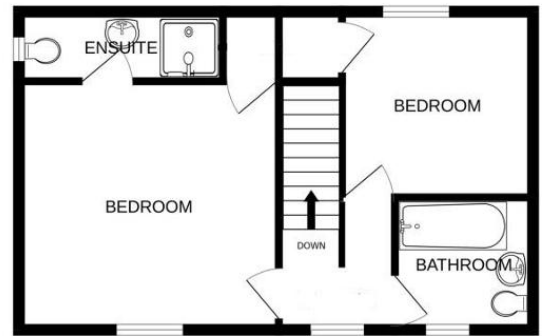
VIEWINGS - By appointment via Andrew Exelby Estate Agents - 01736 697414

The property is offered for sale with permission of a corporate client or persons acting as power of attorney. Therefore, we have been unable to check, to our usual standard of due diligence, the details/facts surrounding the property due to the fact that the company or persons we are acting on behalf of does not have personal knowledge of the property. The property will be sold as seen.





GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		