




James Carter
& CO ESTATE AGENTS

**Carn Meor Farm, Carn, Stithians, Truro,
Cornwall TR3 7AW**



PROPERTY DESCRIPTION

A very rare opportunity to purchase a very flexible and high quality rural home near Stithians reservoir. The property provides multiple potential options dependent on an individual buyers requirements.

The main barn is set in approximately 0.8 of an acre and has been converted to an unusually high standard, the owners wishing to create a very efficient home wrapped in a very attractive character exterior. The owners have fully insulated the barn, added under floor heating, solar panels with a 7KW modular battery store and a wood burning stove, there is also the addition of a car charging port for electric vehicles. The barn as a result of this desire for efficiency and the ability to future proof the building means it has received an EPC rating of 'A'. The barn therefore enjoys the benefit of much lower than average day to day running costs for a property of this type.

Internally the main barn has been very tastefully converted and offers a high quality feel throughout, it also retains many character features. The open plan living area can only be described a stunning space, the room featuring a superb full height vaulted ceiling with hand made Oak exposed timber A frames. This main living space of the property was designed to enjoy the best of the views, whilst it also follow the days sunshine, therefore providing a truly lovely light and airy space. This amazing space also features a focal point wood burning stove and a luxurious fitted kitchen. The barn also features a separate dining room, three bedrooms and a main bathroom plus a very spacious utility and boot room. The two larger bedrooms have luxurious en-suite facilities, the main bedroom featuring a focal point freestanding bath and high quality suite, the second bedroom benefitting from a luxurious en-suite shower room.

Externally there are large grounds and a range of useful outbuilding set within the grounds below. These outbuilding could also provide further development potential subject to the necessary permissions. The barn also benefits from parking for several vehicles.

The property also provides the potential to purchase an additional two acres of land with outbuildings that could provide future development potential, this land being directly opposite the property and having gated entrances and the aforementioned outbuildings.

A truly rare opportunity to purchase a property that in essence can be tailor made to a buyers individual needs and requirements.

A viewing of this very special home is very highly advised.





ROOM DESCRIPTIONS

Entrance Hallway

Double glazed door from driveway, porcelain slate effect tiled flooring throughout, part turn oak staircase ascending to the first floor with inset LED tread lights, ceiling spotlights, handmade oak doors to two of the bedrooms and the boot room/utility.

Master Bedroom With Ensuite

A stunning dual aspect double bedroom, double glazed windows to the front and side with deep slate sills under, tv socket, handmade oak double door to the ensuite.

Ensuite: The ensuite adds a luxurious feel to the main bedroom, walk in and you are greeted with a focal point freestanding bath with wall mounted chrome taps over, oval sink set within oak dresser with drawers under and wall mounted chrome taps over, low level w.c, polished limestone flooring with underfloor heating, curved heated chrome towel rail, double glazed window to the rear, extractor fan, wall lights.

Bedroom Two With En Suite

A stunning second double bedroom, double glazed window to the front with deep slate sill under, further double glazed door to the front, tv point, handmade oak door to the ensuite.

Ensuite: This room has a modern fitted suite that comprises a walk in shower with frameless glass surround and chrome shower over, fitted vanity unit with inset sink unit, low level w.c with concealed cistern, double glazed window to the rear, tiled flooring, heated towel rail, extractor fan, shaver socket.

Boot Room And Utility Room

A very spacious utility and boot room set to the rear on the ground floor. Fitted range of modern floor wall and drawer units with working surfaces over, inset sink and drainer unit, fitted stainless steel double oven with hob over, space for washing machine, space for tumble dryer and fridge, double glazed window to the rear, double glazed door opening to the rear, underfloor heating.

Open Plan Living Room/ Kitchen

What can we say about this room other than 'absolutely stunning'. This open plan full width living room and kitchen features a vaulted ceiling with curved exposed beams and really is quite a special space. There are three double glazed windows set across the front taking in far reaching Southerly views, a further double glazed door that provides access to an original external set of granite stairs to the front courtyard, then to complete the room double glazed French doors to the side that lead out to a Westerly facing timber terrace, focal point 'Hwam' stove, tv point, electric radiator, squared archway to the dining room and open access to the fitted kitchen.

Kitchen: This has been fitted very tastefully with a range of heritage green floor, wall and drawer units with woodblock working surfaces over with tiled upstands, central island area with woodblock working surfaces and breakfast bar area to one side, focal point 'Everhot 150i' stove with integrated 1500 induction hob, integrated under counter fridge and freezer, integrated dishwasher, integrated wine cooler.

Dining Room

A spacious dining room accessed from the main living space, double glazed window to the rear with slate sill, oak effect flooring, radiator, handmade oak doors off to a bedroom and main bathroom.

Bedroom Three

A spacious third double bedroom, double glazed window to the rear with slate sill under, radiator.

Main Bathroom

A high quality four piece bathroom that has been fitted with a large double shower enclosure with chrome mixer shower over, fitted vanity unit with inset square sink unit, low level w.c set to side with concealed cistern, double ended shaped panel bath with tiled surround and central chrome taps over, tiled flooring, double glazed window to the rear, Victorian style combined towel rail and radiator, ceiling spotlights.

Terrace And Bar Area

The property benefits from a stunning Westerly facing sun terrace that can be accessed directly from the main living area, this area enjoys a very high level of privacy, the best of the afternoon and evening sunshine as well as some stunning sunsets, it also overlooks its own land. Access can also be gained to a purpose built covered bar area which makes the perfect space for entertaining friends and family.

Range Of Outbuildings

The property does feature a range of useful outbuildings. The outbuildings include a detached stone built barn to the front of the property that has potential to convert (subject to PP), this outbuilding already having water, sewerage and electricity in place. There is also a secondary stone built barn, tractor shed measuring 25'3 x 15'1, pole barn measuring 24'3 x 21'8 and block built garage, these all being set to the rear of the main barn.

Grounds

The barn enjoys a broad gravel double driveway with two separate entrances/ exits, these both having gated entrances from the laneway, this area providing parking for multiple vehicles. At the rear you will find the range of outbuilding and to the side the majority of the grounds, the terrace and bar. The grounds to the side consist of a large field of approx 0.8 of an acre that runs in a Westerly direction away for the barn, these being bounded by stone walling and fencing. At the very far end of this area of grounds there is further vehicular access via a farm style gate.

Optional Two Acre Paddock

There is the option to purchase approx two acres of land directly opposite the barn, these two acres have a couple of useful outbuildings located on the boundary. The outbuildings will be included with this area of land, these outbuilding may also have potential for conversion in the future subject to the necessary planning permissions. We also understand that these fields also have a water connection to them. Please contact our office for further information regarding the potential purchase of this land and outbuildings.

Additional Information

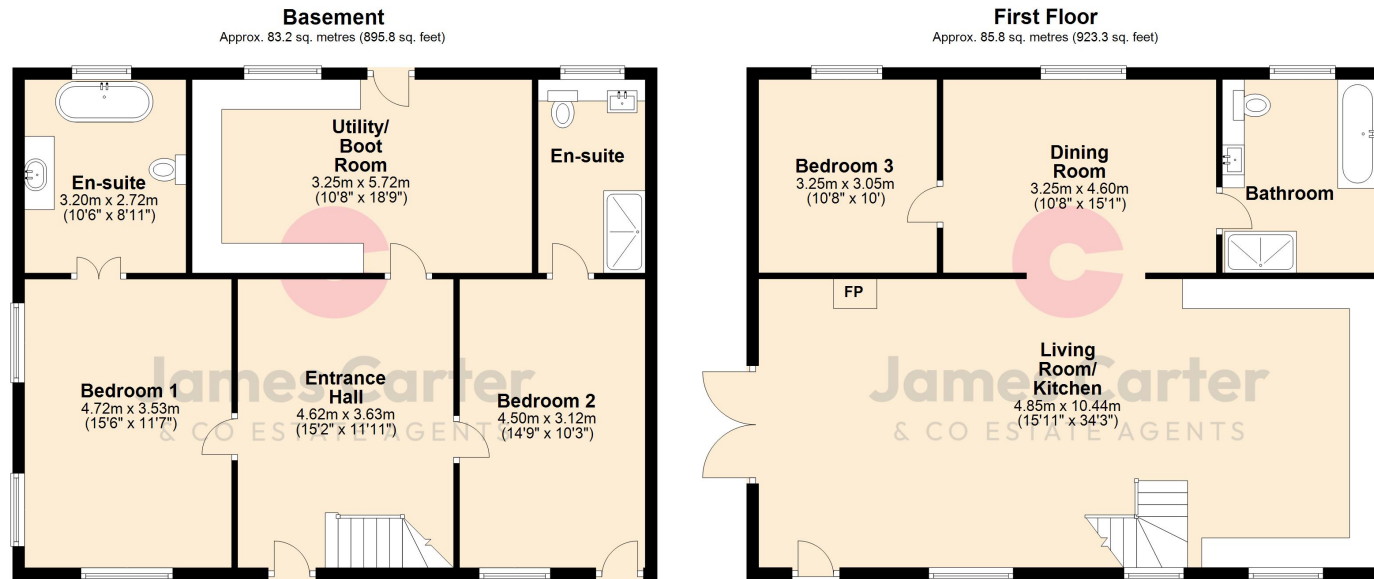
Tenure - Freehold

Services - Mains Electricity, Water, Private Drainage, Owned Solar Panels.

Council Tax - Band C Cornwall Council.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	97	100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN



Total area: approx. 169.0 sq. metres (1819.1 sq. feet)

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James Carter and Co have not tested any equipment, fixture, fittings or services, so does not verify they are in working order. A buyer must confirm that any information is correct and be verified by their own solicitors, this including the tenure of the property. A purchaser must not rely on the information within these particulars. The measurements supplied and any floorplan provided are for general guidance only and not to be relied upon. A buyer is advised to re-check the measurements themselves before committing themselves to any expense related to a purchase. No presumption is to be made by a purchaser concerning the type of construction or the condition of any structure that may be implied from the photography of the property, construction and condition should be clarified via an RICS surveyor employed by a potential purchaser. The Particulars may also change in the course of time, any interested party should make a final inspection of the property prior to exchange of contracts.

