

TRESKILLING BARN, LUXULYAN, BODMIN, CORNWALL PL30 5EL

PRICE £1,150,000



FOR SALE A SUPERB BARN CONVERSION COMPLETED APPROXIMATELY FIVE YEARS AGO ENJOYING A RURAL POSITION JUST OUTSIDE THE VILLAGE OF LUXULYAN WITH 10 ACRES OF LAND AND LARGE MODERN AGRICULTURAL BARN. TRESKILLING BARN CONSISTS OF TWO SECTIONS OF ACCOMMODATION, THE MAIN SECTION WITH FOUR BEDROOMS AND THREE BATHROOMS AND THE SECOND SECTION WHICH COMPRISES OF A VERY SPACIOUS 2 BEDROOM HOLIDAY LET/ANNEX. THERE A LOVELY OPEN VIEWS ACROSS OPEN COUNTRYSIDE TOWARDS THE VILLAGE OF LUXULYAN AND BEYOND.

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MIGHT OTHERWISE REQUIRE SEPARATE PREMISES.





The Property

For sale a superb barn conversion completed approximately five years ago enjoying a rural position just outside the village of Luxulyan with 10 acres of land and large modern agricultural barn. Treskilling barn consists of two sections of accommodation, the main section with four bedrooms and three bathrooms and the second section which comprises of a very spacious 2 bedroom holiday let/annex. There a lovely open views across open countryside towards the village of Luxulyan and beyond.

An opportunity to provide a beautiful family home with income or additional accommodation for relative, 10 acres of well kept arable land for those with equestrian interests or potential to provide storage facilities for self employed persons who might otherwise require separate premises.

In brief the accommodation comprises of Impressive entrance hall with a solid Oak split staircase leading to two landing areas, Lounge, kitchen/dining/general living area, utility, four double bedrooms, two en-suites and bathroom. The annex comprises of, hallway, two bedrooms, wet room and a superb open plan kitchen/living room.

The whole property benefits from oil central heating and double glazed windows throughout. In the main accommodation we have slate flagstone floors throughout combined with underfloor heating, some feature exposed stone walls, exposed A framed roof trusses and attractive wooden lintels over the windows. The annex enjoys engineered Oak floors. In the lounge an attractive fireplace has been formed with Granite stone and a woodburner installed. Treskilling Barn is a relatively recent conversion and as such would not require and further expenditure.

Room Descriptions

Entrance Hall

10' 0" x 15' 2" (3.05m x 4.62m) large wide entrance door, slate flag stone floor and lovely oak staircase which is split leading to two separate landing areas, exposed pointed granite wall on both side with pretty angle nooks with slate finish. Full glazed door leading to living room/ lounge area.

Kitchen/ Dining/ Living Area

37' 8" x 15' 5" (11.48m x 4.70m) finished with slate flag stone floor, attractive full height glazed window to the front, second window to the front, full glazed door to the hallway, window to the side, and French doors to the rear courtyard area, low voltage lighting. Kitchen - two fitted ovens both with grills, one and half sink bowl unit, built in dishwasher, space for fridge freezer, tiled splash back, ceramic hob with glass extractor, large breakfast bar which splits the rooms slightly.

Utility

15' 5" x 10' 3" (4.70m x 3.12m) with cloakroom (W/C, wash hand basin, window to side, slate sill and extractor.

Slate flag stone flooring, in the cloakroom and utility, worktop with sink unit, space and plumbing for washing machine and drier/ dishwasher, underfloor manifolds and Grant oil fired boiler, pressurised hot water cylinder, window to side, slate sill with lintel, exposed A-Frame, low voltage lighting, extractor, high level storage area, glazed oak door leading into the kitchen/ dining and living area.

Living Room

31' 2" x 15' 5" (9.50m x 4.70m) finished with slate flooring, nice extensive range of shelves and fitted storage, finished in oak, two windows to the rear, two full height windows to the front with further window, very impressive corner granite fireplace with large wooden lintel, slate flagstone hearth, with angle nooks either side and multi-fuel wood burner.

Central Landing

Up the stair case to the right hand side, central landing window, exposed A-Frame timber work, heating thermostat, built in storage cupboard, bedrooms to the right.

Bedroom 1

15' 4" x 16' 2" (4.67m x 4.93m) Romeo & Juliet balcony with double glazed doors, radiator, exposed A-Frames, Velux skylight to the front, window to side, wall mount for TV, walk in wardrobe (4'8 x 10'), en-suite.

Bedroom 1 - En-Suite

11' 2" x 8' 5" (3.40m x 2.57m) attractive roll top bath, wall mounted waterfall tap with mixer, towel radiator, oak effect laminate flooring, large shower cubicle with two shower heads, double vanity unit with two cupboards below, low level W/C, exposed beams, window to the front, slate and oak lintel.

Bedroom 2

11' 3" x 14' 3" (3.43m x 4.34m) exposed A-Frames, window to front, radiator, door leading through to the en-suite, wall lights.

Bedroom 2 - En-Suite

8' 3" x 7' 2" (2.51m x 2.18m) semi-corner shower unit with large shower head, secondary shower head on the mains, tiling in shower area, extractor, attractive vanity unit with storage, low level W/C, radiator, water resistant, laminate flooring, window to front.

Bedroom 3

13' 5" x 11' 3" (4.09m x 3.43m) window to front, radiator, exposed beams

Bathroom

6' 7" x 11' 3" (2.01m x 3.43m) white pea shaped bath with shower attachment over, towel radiator, extractor, skylight, low level W/C, wash hand basin, mirror, fitted shelved storage cupboard.

Bedroom 4

12' 7" x 15' 4" (3.84m x 4.67m) window to front, radiator, exposed beams.

Agricultural Barn

57' x 42' - plus first floor large storage area which could be extended plus built in store room with two stables formed.

Annexe - Open Plan Kitchen / Dining/ Living area

15' 6" x 30' 1" (4.72m x 9.17m) Large full height sliding patio doors to the front paved area. Exposed A-Frame timbers, solid engineered oak floors, window to the side with slate sill and solid wood lintel, second radiator in the kitchen area, again exposed A-Frames with a slate entrance area. Dimmer switch lighting, access to the roof void, two steps leading to the side hallways. Kitchen - fitted with a larger fridge, built in microwave and electric oven, dishwasher, induction hob, wood block effect work surface with a matt grey finish, window to opposite side, extractor.

Annexe - Hallway

26' 9" x 3' 5" (8.15m x 1.04m) Thermostat, low voltage lighting, two wall lights, radiator, RCD Unit.

Annexe - Bedroom 1

9' 7" x 10' 10" (2.92m x 3.30m) window to the side, slate sill, wooden lintel, oak flooring and oak doors.

Annexe - Bedroom 2

9' 6" x 10' 5" (2.90m x 3.17m) window to side, slate sill and wooden lintel, mounting for TV, aerial point, radiator, oak floor and doors.

Shower Room

5' 7" x 10' 2" (1.70m x 3.10m) Electric underfloor heating, plus tall towel radiator, fully tiled walls with matching floor tiles, with a Velux skylight, extractor, large shower screen, Mira electric shower, low level WC, wash hand basin, shaver socket and mirror.

Outside

The property is approached across a concrete driveway which leads to a gravelled parking area and to the front of Treskilling Barn. From here there is a low maintenance landscaped area and pathway leading to the front of the property. Moving past the driveway parking area there gates leading to a large concreted area and access to the agricultural barn. There is a small unmade lane leading to the rear of the property which provides access to larger field. In all there are three paddocks extending to approximately 10 acres. There are various water points in the fields.