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BARAPILL BARN TRERULEFOOT, SALTASH, PL12 5DE

PRICE GUIDE £825,000





A fabulous new detached barn conversion providing the perfect fusion of contemporary and traditional features to create a stunning country home only 6 miles from the coastal waters of Whitsand Bay. About 2357 sq ft, 42' Open Plan Living Room/Kitchen, 14' Sitting Room, 14' Garden Room, Laundry Room, 4 Double Bedrooms (2 Ensuite), 2 Bath/Shower Rooms, Double Carport with Studio space over, Extensive Gardens, Super Countryside Views.

SALTASH 6 MILES, PLYMOUTH 12 MILES, WHITSAND BAY 6 MILES, FOWEY 21 MILES, EXETER 55 MILES

LOCATION

Barapill Barn lies in a truly rural setting and yet enjoys relatively straight forward access to the A38.

The nearby village of Tideford lies in the rolling countryside on the north side of the historic Port Eliot Estate, about six miles west of Saltash and the Tamar Bridge. The village includes a renowned traditional butchers, Montessori nursery school, public house of excellent repute, restaurant, children's playground and community centre. The A38 provides excellent access to Plymouth and all parts of the region. There is a regular bus service through Tideford to Plymouth and neighbouring towns. The villages of St Germans and Landrake, about three miles away, have primary schools, while St Germans also includes a sailing club on the River Lynher and main line railway station with commuter service to Plymouth and beyond (Plymouth to London Paddington 3 hours).



The town of Saltash has a Waitrose store on its northern outskirts, St Mellion International Golf Resort, the South Cornish coast of Whitsand Bay and the wide expanse of Bodmin Moor are all within a short drive.

DESCRIPTION

Barapill Barn comprises a recently completed barn conversion with a fine south aspect. The conversion perfectly blends traditional and contemporary features to create a first class country home in a fabulous rural setting. Features include aluminum framed double glazed windows, LPG central heating with underfloor heating, oak internal doors, oak flooring (ground floor) and a borehole water supply with filtration system.

The accommodation extends to about 2357 sq ft and briefly comprises - GROUND FLOOR - Reception Lobby - Stunning 42' Open Plan Living Room/Kitchen with folding doors to south facing patio, exposed beams and double sided wood burner - 14' Sitting Room with patio door to garden - 14' Garden Room with patio door to garden - Shower Room/WC - Laundry Room - FIRST FLOOR - 17' Principal Bedroom with vaulted ceiling and glazed end gable to apex with super views and luxurious Ensuite Shower/WC off - 3 Further Double Bedrooms (1 Ensuite) all with lovely rural views - Family Bathroom.

OUTSIDE

Private entrance drive with brick pillars and entrance gate (provision for the installation of electric gate if required) provides ample level parking for many cars and leads to the Double Carport, this building is currently closed at the front but could be re-opened by the removal of the panels to provide the carport arrangement. There is an entrance lobby and shower/wc and the first floor of this building has potential for use as a Studio or work from home space.

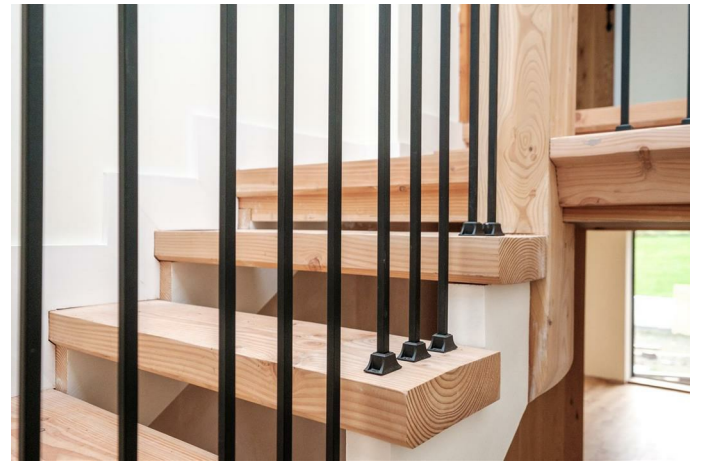
Extensive and relatively level sweeping lawns providing a blank canvas for the creative gardener. Extensive paved patio adjacent to the barn providing excellent entertaining space. The gardens have an open south aspect and expansive rural views across rolling countryside.

EPC RATING - D, COUNCIL TAX BAND - TBC (NEW)
SERVICES - Mains electricity, borehole water supply and private sewage treatment plant.

DIRECTIONS

Using Sat Nav - Postcode - PL12 5DE



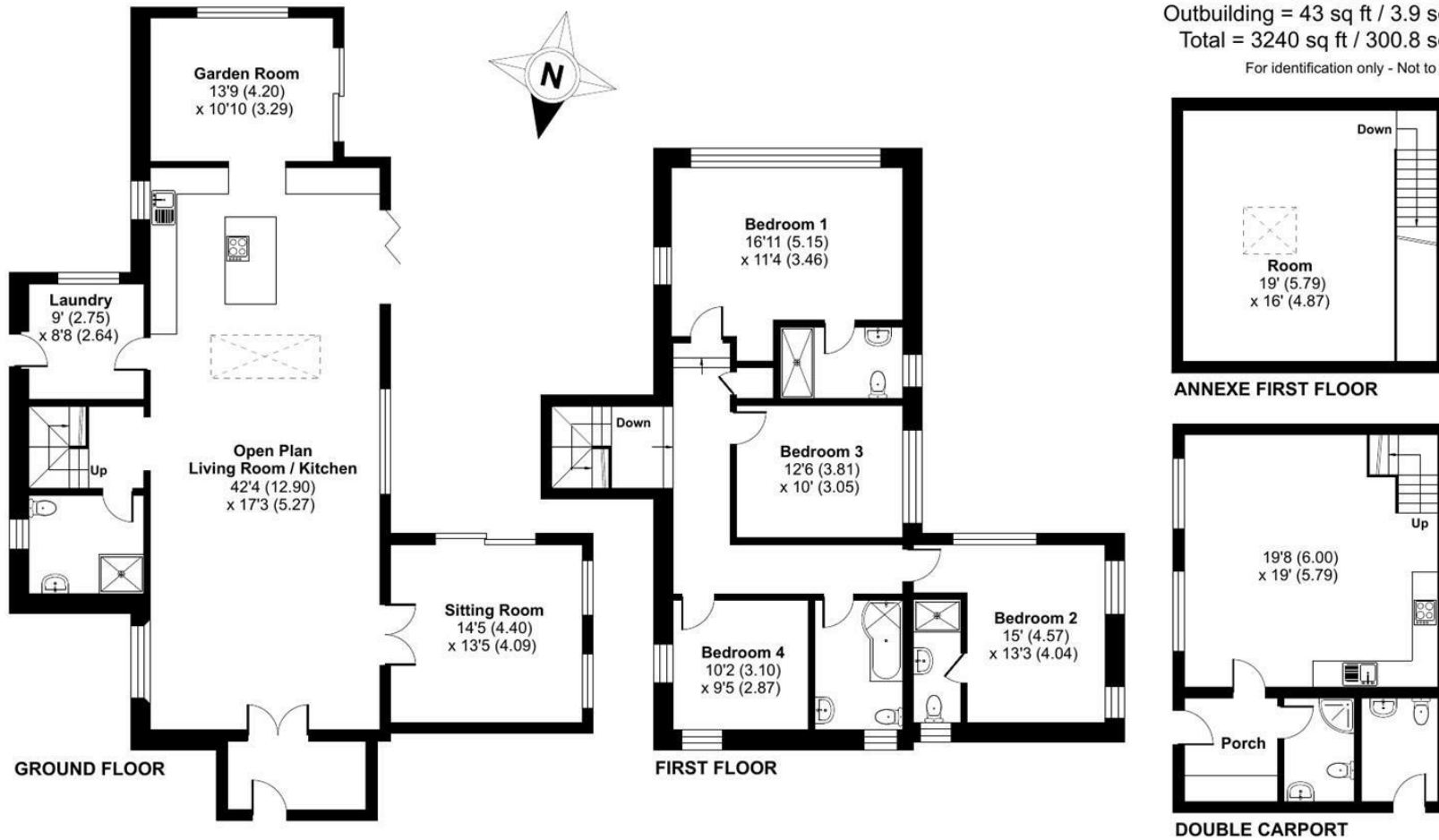




Bethany, Trerulefoot, Saltash, PL12

Approximate Area = 2357 sq ft / 218.9 sq m
 Annexes = 840 sq ft / 78 sq m
 Outbuilding = 43 sq ft / 3.9 sq m
 Total = 3240 sq ft / 300.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Scott Parry Associates. REF: 1130042

These particulars should not be relied upon.