



The Farm House, Trewinnow Court



The Farm House,

Davidstow, Camelford, Cornwall PL32 9YA

Hallworthy 1.5 miles - Camelford 5.5 miles - North Cornish Coast
9 miles

A stylish and recently converted barn in a private and gated complex with a double garage

- Rural Moorland Location
- Air Source Heat Pump
- Private Driveway and Double Garage
- Open Plan Living
- Tenure: Freehold
- Semi-Detached Barn Conversion
- Gated Complex of Barn Conversions
- 4 Bedrooms (1 en-suite)
- Enclosed Rear Garden
- Council Tax Band: N/A

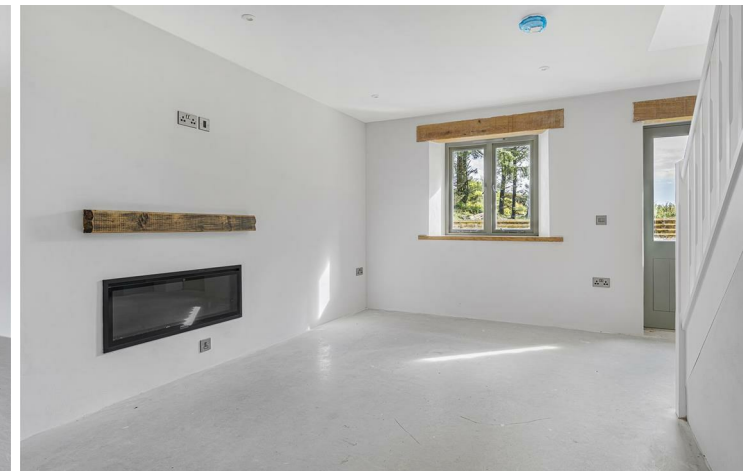
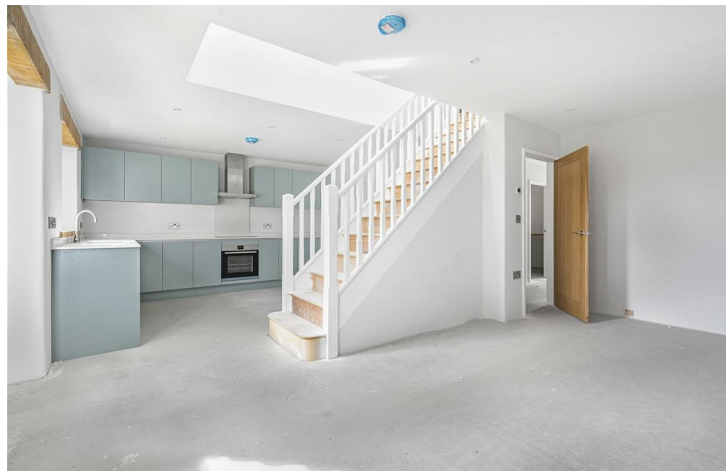
Guide Price £450,000

SITUATION

The property is located in the small rural hamlet of Tremail, 6 miles from the town of Camelford. The accessible hamlet of Hallworthy is just under 2 miles away with its public house, The Wilsey Down and garage with convenience store. Camelford offers a range of local amenities, educational facilities, sports and leisure centre and an 18 hole golf course at Bowood Park. Bodmin Moor is within 1 mile and has access to some of the finest walking in the West Country. The North Cornish beauty spots of Crackington Haven, Boscastle and Trebarwith Strand are all within 9 miles from the property. The former market town of Launceston is 12.5 miles away, with access to the A30 trunk road, linking the Cathedral cities of Exeter and Truro.

DESCRIPTION

A stylish barn conversion merging charm and character with modern eco-credentials including underfloor heating via an air source heat pump and bespoke hardwood double glazing. There is a generous double garage with private driveway directly in front and an enclosed rear garden all situated in a gated community of 5 barn conversions in a delightful rural hamlet.



ACCOMMODATION

The accommodation is well proportioned and spacious throughout, with a versatile ground floor offering a 4th bedroom/study and functional shower room with WC. There is a utility room with space and plumbing for white goods and a cupboard housing the underfloor heating controls. The ground floor living space enjoys an open plan layout, with a centrally positioned and contemporary electric fireplace with a wooden staircase to the first floor. The kitchen has a fitted range of units with polished quartz worksurfaces, exposed wooden lintels and Neff appliances which include a fridge, dishwasher, electric oven with induction hob and extractor fan. There are windows overlooking the rear garden and a door for access.

The first floor is accessed via a handmade wooden staircase, flooded with natural light from a Velux window. There is a large landing and 3 bedrooms, with the principle room serviced by a stylish en-suite shower room. The family bathroom has a contemporary suite with a bath, wash hand basin and WC.

OUTSIDE

The complex of 5 barns is approached via electric gates into the communal courtyard at the front. There is a double garage with power, light and water connected with parking directly in front for 2-3 vehicles. The front of the property is enclosed by stone pillar and fenced boundaries, with a paved pathway running alongside the level lawn to the front entrance. To the rear, the garden is enclosed by fenced boundaries with a gated access to the side of the garage. The garden is mainly laid to lawn with a raised flower bed and further paved areas for seating.

SERVICES

Mains electricity and water. Private drainage, shared septic tank. Underfloor heating and hot water via Air Source Heat Pump. Fibre to the property. Mobile signal: voice and data available (Ofcom). Privately owned solar panels. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Launceston take the A30 towards Bodmin and exit at the Kennard's House turning signposted North Cornwall/Wadebridge on the A395. Proceed along this road passing through Pipers Pool and continue until you reach the village of Hallworthy. Pass the Wilsey Down Public House on the right hand side and take the next left hand turning. Follow this road for just over a mile where the entrance to Trewinnow Court will be found on the left hand side.

What3words.com - ///deeply.yacht.imprints

ADDITIONAL INFORMATION

1) A management company will be formed between the 5 properties who will be responsible for the maintenance of the communal areas, private treatment plant and electric gates.

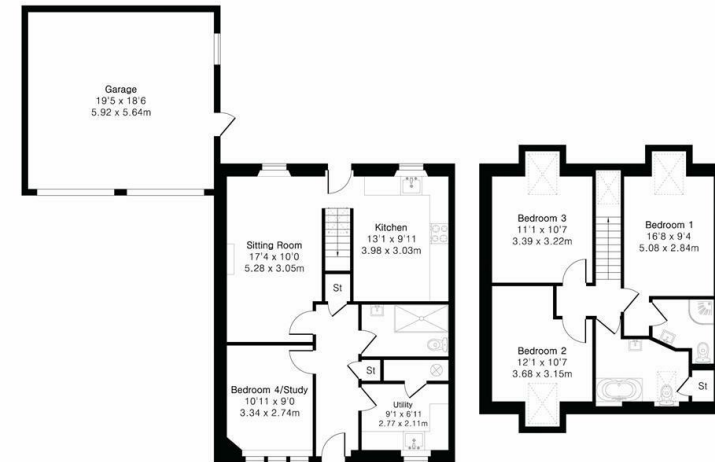


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



**Approximate Gross Internal Area 1236 sq ft - 115 sq m
(Excluding Garage)**

Ground Floor Area 663 sq ft – 62 sq m
First Floor Area 573 sq ft – 53 sq m
Garage Area 359 sq ft – 33 sq m



Ground Floor

First Floor

For Identification only Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			