



Hilltop Barn



# Hilltop Barn

Higher Trevethan, Redruth, Cornwall, TR16 5HJ

Devoran 6 Miles, Portreath 6 Miles, Truro 8 Miles

Traditional single storey barn conversion with two separate units offering ancillary accommodation set within circa 0.4 of an acre grounds.

- 3 Bed Main House
- 1 Bedroom Ancillary Accommodation
- Countryside Views
- Garden
- Freehold
- Character Property
- 1 Bedroom Modern Style Garden Chalet
- Rural Position
- Parking
- Council Tax Band C

Guide Price £525,000

## SITUATION

Hilltop Barn enjoys a stunning elevated rural setting, offering sweeping views that stretch to both the north and south Cornish coastlines. Accessed via an unmade track, the property is ideally positioned close to a wide network of scenic footpaths and trails. Nestled on the edge of a World Heritage Site, this charming cottage lies in a historically significant area that, during the 18th and 19th centuries, flourished thanks to its rich tin and copper mining heritage—once considered among the wealthiest districts in the old world.

Situated approximately six miles from both coastlines, the property benefits from excellent access to Truro, Falmouth, and the A30, making this central location as desirable now as ever. The north coast offers fantastic sandy surfing beaches, with Porthtowan being the closest, while the south coast is known for its exceptional sailing waters, including the Carrick Roads near Falmouth and Mylor Yacht Harbour.

The nearby villages of Carharrack, St Day, and Lanner offer a variety of local amenities, while the Cathedral City of Truro serves as a vibrant retail hub, home to numerous national stores. Mainline railway stations in both Redruth and Truro provide direct connections to London Paddington.



## THE PROPERTY

Accessed via a shared, unmade lane, Hilltop Barn is a charming single-storey conversion of a traditional barn, offering characterful and well-presented accommodation. Ideally suited as either a main residence or a peaceful second home, the property blends rustic charm with modern comfort.

At the heart of the home is a striking vaulted open-plan living space, featuring exposed roof timbers, wooden flooring, and a brick fireplace with a slate hearth and open fire—creating a warm and inviting atmosphere. The main residence comprises a sleek, high-gloss kitchen, a spacious and light-filled sitting room, three generous double bedrooms, and a stylish family bathroom.

## ANCILLARY ACCOMMODATION

Beyond the main home, Hilltop Barn also benefits from two detached one-bedroom units, offering valuable additional accommodation with a range of potential uses. These self-contained dwellings provide excellent flexibility—ideal for hosting guests, accommodating extended family, or generating income through holiday or long-term letting.

One of the units is a beautifully crafted granite-built cottage, echoing the region's traditional architecture and offering a cosy, character-filled living space. The second unit is a modern timber chalet, thoughtfully positioned to take full advantage of the breathtaking countryside views. With its light-filled interior and contemporary styling, it serves as a peaceful retreat in its own right.

Together, these additional dwellings significantly enhance the property's versatility and appeal, whether you're seeking a multi-generational living arrangement, supplementary income opportunities, or simply extra space to enjoy the tranquil rural surroundings.

## OUTSIDE

The gardens at Hilltop Barn are a true highlight of the property, offering both beauty and functionality in a tranquil rural setting. Predominantly laid to lawn, the private garden enjoys uninterrupted, far-reaching views over the surrounding countryside, creating a peaceful and picturesque backdrop.

Designed with outdoor living in mind, the grounds feature several inviting areas for relaxation and entertaining. A charming terraced BBQ area provides the perfect spot for al fresco dining and social gatherings, framed by the natural beauty of the landscape. To the front of the property, a spacious gravelled area provides ample parking, comfortably accommodating vehicles for both the main residence and the two detached one-bedroom units—ideal for family, guests, or visitors staying in the additional accommodation.

## SERVICES

Mains water and electricity. Private drainage for main house (septic tank), and separate septic tank for the ancillary accommodation. LPG bottled gas central heating. Ultrafast Broadband available (Ofcom). Mobile Phone Indoor EE, O2 & Vodafone Limited (Ofcom), Outdoor EE, O2. Vodafone & 3 Likely (Ofcom).

## VIEWINGS

Strictly by prior appointment with Stags West Cornwall 01736 223222

## DIRECTIONS

From Gwennap Pit and exit the village towards Carharrack, continue along this road for half a mile until you see a red post box on your left, after passing the post box immediately fork right and after 25 meters Hilltop Barn is the second track on your left.

What3Words - [///bloomers.reinforce.firebird](https://www.what3words.com/#!/bloomers.reinforce.firebird)



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		71
(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	

61 Lemon Street, Truro,  
Cornwall, TR1 2PE

westcornwall@stags.co.uk

01736 223222

Approximate Area = 1066 sq ft / 99 sq m  
 Ancillary Accommodation = 215 sq ft / 19.9 sq m  
 Outbuilding = 377 sq ft / 35 sq m  
 Total = 1658 sq ft / 153.9 sq m  
 For identification only - Not to scale

**Ancillary Accommodation**      **Outbuilding**

**Ground Floor**

**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Stags. REF: 1137284