



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9451

Offers around £775,000

Rowan Barn,
Bosworgy Road, Nr. Townshend, Hayle, Cornwall, TR27 6ES

FREEHOLD



An impressive pair of converted stone barns, situated in an idyllic semi-rural setting comprising 4 bedroomed, 4 bathroomed accommodation in the main house with an adjoining self-contained 1 bedroomed cottage and large detached workshop. Occupying superb south facing gardens of approximately 0.45 of an acre. A wonderful family home with additional income potential, in a blissful unspoilt rural setting yet only a few miles from the facilities at Hayle and both the north and south Cornish coastlines.





SUMMARY OF ACCOMMODATION

ROWAN BARN

First Floor: double bedroom, shower room, 39' x 15' open-plan kitchen/living/dining room.

Ground Floor: hall, 3 double bedrooms all en-suite.

THE DAIRY COTTAGE

kitchen/living/dining room, double bedroom, shower room and private decked terrace.

Outside: large modern outbuilding with utility room and multi-purpose room. Generous parking area, lawned garden with mostly tree lined boundaries.

In all, about 0.45 of an acre.

DESCRIPTION

Rowan Barn is found in the most blissful and tranquil of countryside settings. The property is found towards the end of an unmade lane off quiet rural roads with a few other high quality properties nearby. At first floor level there is a stunning, open-plan kitchen/dining/living room measuring 38'10" x 14'8" with vaulted ceiling, exposed A-frames and beams with timber flooring, a superb quality kitchen, triple aspect with many windows and an exposed stone gable wall with contemporary, freestanding woodburning stove in front of it. The first floor can be approached over its own external granite staircase through a broad stable door, whilst there is also a double bedroom/study and shower room at this level. Two external doors open into the ground floor which can also be approached over an internal staircase and here there are three double bedrooms, all of which have en-suite facilities.

Totally separate but attached at one end of Rowan Barn, is a single storey one bed roomed cottage (The Dairy) which comprises of a triple aspect open-plan kitchen/living/dining room that opens onto its own private south facing decked terrace with a stunning outlook over the grounds of Rowan Barn with a surrounding treelined vista. The Dairy is currently run as a successful holiday let by our clients but could also be used as ancillary accommodation for a dependent relative.

In addition, there is a further outbuilding that comprises two rooms, one of which is used as the laundry and the other would make an ideal studio or a games room.

LOCATION

Rowan Barn is found in the midst of gorgeous soft, sheltered countryside with many footpaths nearby helping to make the most of the environment. The positioning of the property could not be more central in the thinnest part of Cornwall and it is little more than 3 miles to either the north or south coasts. On the south the beaches of Praa Sands, Kenneggy Sands, Perran Sands and Marazion are linked by rugged headlands. The north coast is completely different with a 4 mile wide bay backed by sand dunes and offering perfect surfing, kite surfing and windsurfing conditions.

The nearby towns of Hayle, Helston and Penzance offer an extensive range of day to day needs including many national chain shops mixed with local retailers. The road network is excellent with the A30 being mostly dual carriageway throughout Cornwall and linking to the motorway network at Exeter. St Erth has a railway station on the main Penzance to Paddington line with direct trains straight to London. Truro, Cornwall's capital is little more than half an hour's drive away and all of these points combine to create either a fantastic family home or are the perfect ingredients for a holiday lettings business.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

From Rowan Barn's driveway a broad flight of steps descend to a paved courtyard with a door into the lower ground floor and a substantial flight of granite steps with wrought iron handrails rise to a first floor broad oak stable door opening into:-



KITCHEN / DINING / LIVING ROOM – 39' x 14'8". A huge open-plan living space with many sash windows set in granite surrounds with slate sills and timber lintels over on three sides of the building. With timber flooring to the living/dining area and 12'8" high vaulted ceiling with exposed timbers and a roof window. Exposed stone gable wall with a central contemporary woodburning stove on a slate hearth, radiators throughout the room. At the opposite end of the room is a gorgeous fitted kitchen with black granite worktops over oak fronted cabinets with duck egg green painted wood boarded end panels. Matching central island unit with a circular stainless steel sink and brushed steel mixer tap over, white Belfast sink with draining areas cut into the granite worktops to either side and a further brushed steel mixer tap over. Induction cooking range with tiled splashback and extractor hood over, slate tiled floor, built-in duck egg green painted dresser unit with a deep wood worktop, spotlights throughout the beams. Staircase descending to a door to the ground floor and lobby with doors to:-



BEDROOM 1 – 14'8" x 9' reducing to 7'. Double glazed sash window in a granite surround with wooden lintel and slate sill, Velux roof window, radiator, areas of exposed granite, slate shelf, wall lights.



SHOWER ROOM. Curving glazed screened and white tiled shower enclosure with a chrome Mira mixer shower, white wc, white pedestal wash basin with chrome taps and strip light with electric shaver socket over. Double glazed sash window with a deep slate sill, tiled floor, spotlights, extractor fan, access to roof space, chrome ladder style heated towel rail.

GROUND FLOOR

Either approached down the stairs and through the door from the first floor or via its own period style braced timber doors to either side of the barn.

HALL. Spotlights, radiator, recessed cupboard housing a pressurised hot water cylinder, shelved understairs cupboard. Doors to the bedrooms.

BEDROOM 2 – 15' x 13'4". A dual aspect room with double glazed sash windows to the front and rear elevations with deep slate sills, exposed wooden beam, recessed slate display shelf, triple integrated wardrobes with shelving and hanging space, radiator, wall lights. Door to:-



EN-SUITE BATH / SHOWER ROOM.

Fitted with a modern white suite including a wc, pedestal wash basin with chrome taps and panel bath with chrome taps, glazed shower screen and Mira chrome mixer shower over. Multi pane window in a slate sill recess, white tiled splashbacks where necessary, tiled floor, slate shelf, exposed granite and timber lintels, spotlights, strip light with electric shaver point, chrome ladder style heated towel rail.

BEDROOM 3 – 10'2" x 9'10". Double glazed sash window with a deep slate sill to the front, wall lights, radiator, recessed wardrobe. Door to:-



EN-SUITE BATH / SHOWER ROOM. White sanitaryware including a wc, pedestal wash basin with chrome taps and panel bath with chrome taps, glazed shower screen and chrome Mira mixer shower over. White tiled splashbacks where necessary, strip light with electric shaver socket over the wash basin, tiled floor, chrome ladder style heated towel rail, spotlights, extractor fan, double glazed sash window with a deep slate sill.

BEDROOM 4 – 10'7" x 9'10". Double glazed sash window with a deep slate sill, wall lights, radiator. Door to:-

SHOWER ROOM.

Glazed screened and white tiled shower enclosure with a chrome Mira mixer shower. Cantilevered white wash basin with chrome taps, white wc, chrome ladder style heated towel rail, white tiled walls, tiled floor, spotlights, extractor fan, recessed cabinet, strip light with electric shaver socket.



THE DAIRY COTTAGE



KITCHEN / DINING / LIVING ROOM – 17' x 14'6". A delightful, triple aspect room with many double glazed windows to the front, rear and side elevations, two stable doors, one of which opens onto The Dairy's own private area of raised decking with views over the garden and woodland beyond. Rustic style kitchen with a range of timber worksurfaces with tiled splashbacks, white Belfast sink with a chrome mixer tap over. Appliances to remain insitu include Indesit washing machine, Beko dishwasher, undercounter fridge-freezer and range style oven with five ring gas hob above. Wall mounted cupboards and plate racks. Slate tiled flooring in the kitchen area. Various lights and radiator. Door to:-



BEDROOM – 10'8" x 10'1". Double glazed window with a slate sill, access to roof space, radiator, wall lights. Door to:-

EN-SUITE SHOWER ROOM.

Large glazed screened and tiled shower enclosure with a chrome mixer shower. White wc, white pedestal wash basin with chrome taps, tiled surrounds where necessary, double glazed window with a deep slate sill, large airing cupboard housing the hot water cylinder and boiler with slatted wooden shelving.



OUTSIDE

The house is approached down a private country lane that leads off the quiet surrounding lanes and gives access to a few other properties. The lane leads to an initial large parking and turning area beside Rowan Barn, which is bordered by delightful mellow stone Cornish hedge with timber gateways providing access into the garden/meadow. Within the parking area there is also an electric vehicle charging point and the oil tank. Bordering the parking area there is a large patio bordered by stonewalling.



Accessed via timber gates within the parking area there is a delightful meadow, predominantly laid to lawn and housing a variety of mature shrubs and plants including palm trees, fruit trees and also housing a pergola with a wisteria. The entirety of the garden is well enclosed by mature trees providing an exquisite area to relax and unwind.

To the rear of Rowan Barn is a further area of garden, half laid with stone chips and half lawned with two raised vegetable beds bordered by railway sleepers, a large greenhouse, also providing access into a further timber clad outbuilding.

LAUNDRY – 16'3" x 10'. High vaulted ceiling with exposed timbers, strip light, window, large amount of built-in shelving and worktop space with space and plumbing for washing machines, tumble dryers and further freezers. Door to:-

WORKSHOP – 18'10" x 16'. An ideal home office, studio or potentially a games room. High vaulted ceiling with painted timbers, strip lights, stable door to the garden, window, tiled floor, commercial stainless steel sink with double drainers and cabinets below, hand wash sink.

In all, about 0.45 an acre.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR27 6ES.

SERVICES – Mains water and electricity. Private drainage. Oil fired boiler. Propane gas for the hob.

COUNCIL TAX BAND – Rowan Barn - E. The Dairy - A (see www.mycounciltax.org.uk).

DIRECTIONS – Proceeding towards Hayle on the A30 in a westerly direction take the exit at the roundabout into Hayle and immediately after a superstore on the right hand side turn left at the first mini roundabout into Guildford Road. Follow this road out into the countryside and at the T-junction at the end of the road turn left onto the B3302. Take the first right hand turn onto Pilgrim’s Way and at the end of this road turn left and take the first right onto Bosworgy Road. After about ¼ of a mile the entrance to Rowan Barn will be seen on the left hand side clearly marked by a name sign. Follow the lane down and after it bears to the left Rowan Barn will be found on the right hand side.

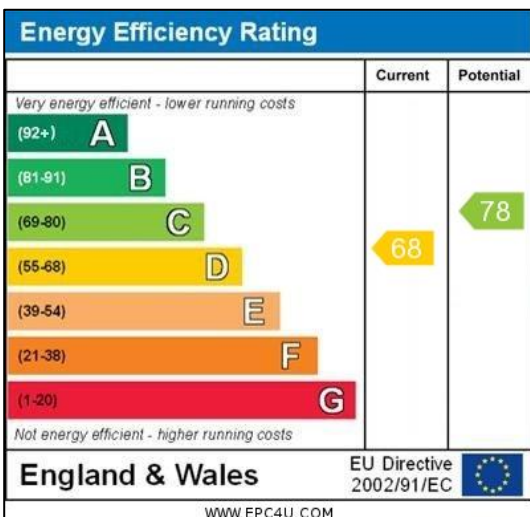
AGENT’S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

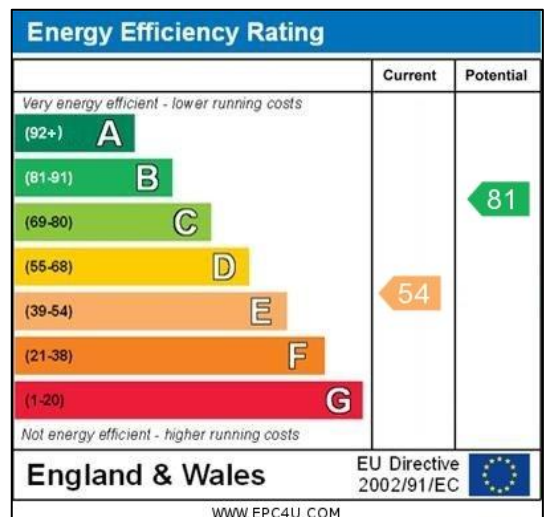
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Approved Redress Scheme

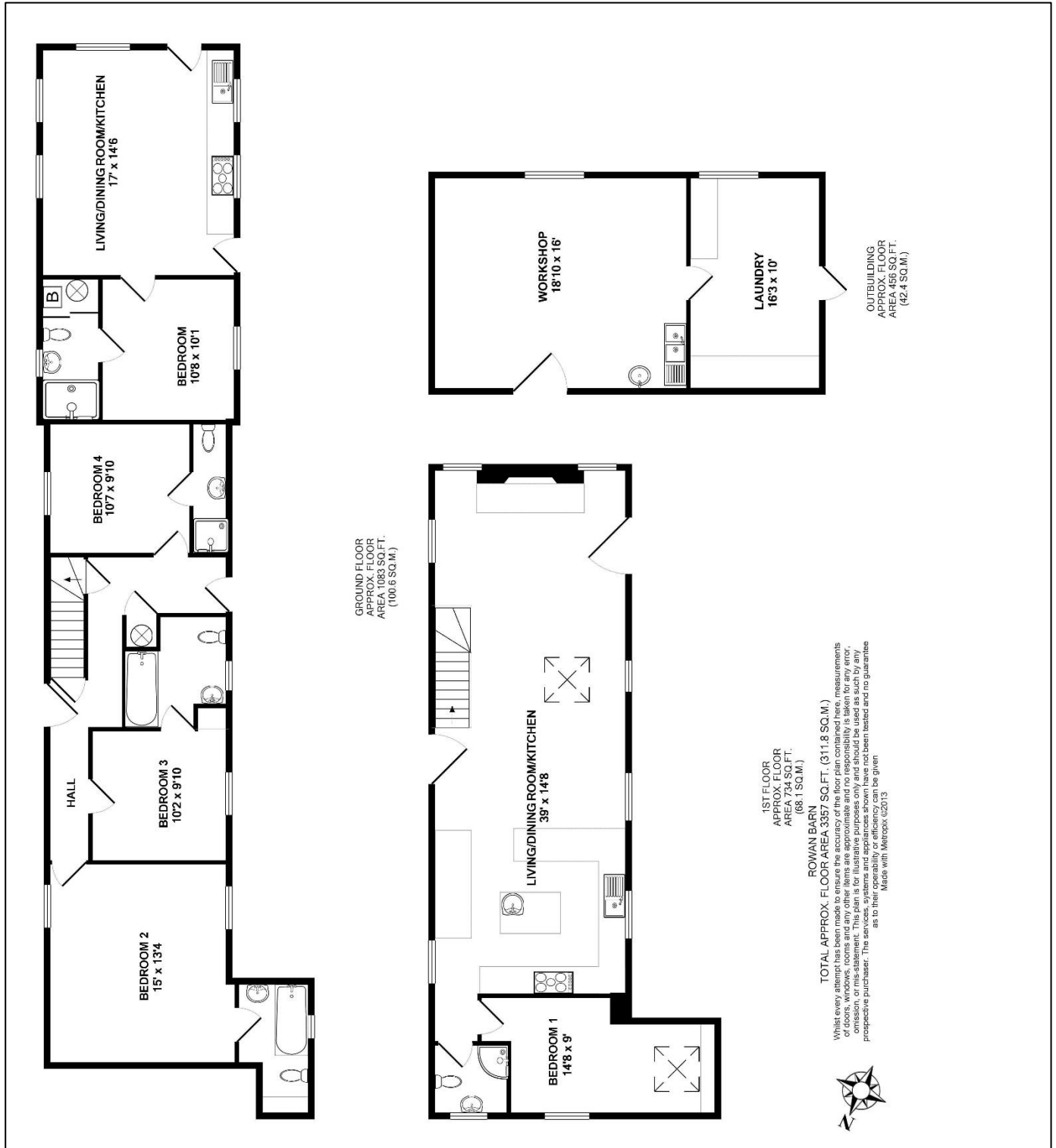
Rowan Barn



The Dairy



Not to scale – for identification purposes only.



For reference only, not to form any part of a sales contract.

