



Phone Box Barn



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St Issey, Wadebridge, PL27 7DF

St Issey 0.5 Miles - Padsotw 4.5 Miles - Wadebridge 5 Miles

A contemporary and architecturally designed detached barn conversion with an integral annexe in the peaceful hamlet of Trenance.

- No Onward Chain
- Contemporary Detached House
- Three Bedrooms
- Open Plan Living
- Self-Contained Annexe
- Bespoke Kitchen
- Enclosed Rear Garden
- Private Parking
- Freehold
- Council Tax Band: D

Guide Price £595,000

SITUATION

The property is located in the peaceful hamlet of Trenance, on the outskirts of the sought-after village of St Issey which is surrounded by an array of picturesque countryside walks and access to the Camel Estuary, perfect for dog walkers or keen ramblers. St Issey boasts a variety of local amenities including the well renowned C Of E Primary School, village hall, The Journeyman Restaurant, The Pickwick Inn and church dating back before the 1800's. Nearby The Ring O' Bells, a traditional 17th century Cornish Inn, offers heart warming meals made with locally sourced produce and a welcoming community feel.

Within 5 miles is the popular market town of Wadebridge, Padstow fishing port and the famous Seven Bays. Newquay airport is 10 miles away with regular scheduled flights to both domestic and international destinations. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth. Access to the A30 can be gained at Bodmin connecting the cathedral towns of Truro and Exeter.

DESCRIPTION

Phone Box Barn is a beautifully presented and thoughtfully designed reverse-level barn conversion, occupying a peaceful rural setting within the hamlet of Trenance. Combining contemporary architecture with versatile accommodation, the property has been carefully designed to suit a range of lifestyles.

A particular feature is the integral, self-contained annexe, providing excellent flexibility for multi-generational living, dependent relatives, guests or the potential to generate an additional income.



ACCOMMODATION

The ground floor entrance opens into a welcoming hallway, with two double bedrooms positioned to the left. These are served by a stylish family bathroom, fitted with a panel bath with waterfall shower over, heated LED bathroom mirror and contemporary fittings.

To the right is the self-contained guest suite, comprising a double bedroom, stylish shower room and sitting room with bespoke kitchen units. Double doors open directly onto the rear garden, creating a light and private space with its own independent feel.

A handcrafted oak staircase rises to the impressive first-floor living accommodation, where an open-plan sitting room, kitchen and dining area is enhanced by tall vaulted ceilings and an abundance of natural light.

The bespoke kitchen has been finished to a high standard, with a comprehensive range of base units, central island incorporating a breakfast bar and attractive marble worktops. Integrated appliances include a fridge/freezer, eye-level double oven, dishwasher, washing machine, electric hob and composite 1½-bowl sink.

The sitting area provides a comfortable focal point around the cylinder log-burning stove, while a large picture window takes full advantage of the natural light and outlook.

OUTSIDE

The enclosed rear garden is arranged over two levels and benefits from gated access to both the side and rear.

The lower level is paved, creating an excellent space for outdoor entertaining, with ample room for alfresco dining and seating. Steps lead to the upper level, which is partially laid to lawn and complemented by raised flower beds. A pathway continues to the rear gate, providing convenient access to two graveled parking spaces.

SERVICES

Mains electricity and water. Air source heat pump. Underfloor heating throughout. Private drainage via a shared sewerage treatment plant. Broadband availability: Ultrafast. Mobile Phone Coverage: Good outdoor, variable indoor. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.

DIRECTIONS

What3Words: ///activates.stunt.hinted



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		
(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		

1 Eddystone Court, Eddystone
Road, Wadebridge, PL27 7FH

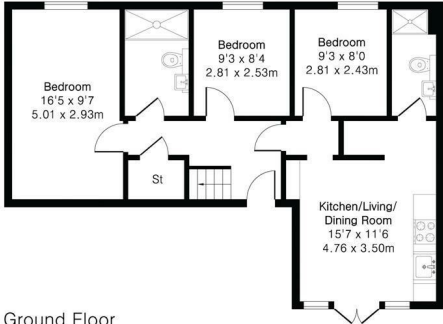
wadebridge@stags.co.uk

01208 222333

Approximate Gross Internal Area 1310 sq ft - 122 sq m
Ground Floor Area 707 sq ft - 66 sq m
First Floor Area 603 sq ft - 56 sq m



First Floor



Ground Floor



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