



Treverbyn Barn



# Treverbyn Barn

St. Neot, Liskeard, PL14 6NW

St. Neot 1.2 miles - Liskeard 5.1 miles - Bodmin 12.1 miles

A well presented barn conversion occupying a stunning rural position with spacious accommodation and just over 1.69 acres in all.

- Superb detached barn conversion
- Approximately 1.69 acres in all
- Kitchen/breakfast room
- Garage & workshop
- Council Tax band: E
- 4 bedrooms (1 en suite)
- Open plan living/dining space
- Study
- Off road parking
- Freehold

## Guide Price £685,000

The property occupies a stunning rural position just 1.2 miles from the attractive moorland village of St Neot in an Area of Outstanding Natural Beauty. The market town of Liskeard is approximately 5.1 miles away and offers a comprehensive range of amenities and a mainline railway station.

This charming detached stone barn conversion, with wooden-framed double glazed windows, offers a wealth of character throughout and enjoys stunning views over its own land and the countryside beyond. The property benefits from reverse living, allowing the views to be maximised from the living space on the first floor. The accommodation comprises a front stable door, which leads into the entrance hall with stairs rising to the first floor. The first floor opens from a hall area with a WC into a most impressive open-plan dining/living space, featuring a wood-burning stove, vaulted ceiling with exposed beams and far-reaching views over the surrounding countryside. The kitchen/breakfast room offers a range of wall-mounted cupboards, base units, a range cooker, space for appliances, an island with additional cupboard space, an inset sink, and an integrated dishwasher. The ground floor comprises a study currently used as a boot room and four double bedrooms. Bedrooms 1 and 3 benefit from a "Jack & Jill" shower room, while Bedroom 2 enjoys an en-suite bathroom.

The property is approached via its own sweeping gravel drive, with parking for multiple vehicles in front of a detached timber garage, with a workshop and log store.

The garden is predominantly laid to lawn with an array of mature trees, shrubs, and plants. There are two useful storage sheds, a terraced seating area, and a further charming courtyard garden. A track from the garden leads into the adjacent gently sloping pasture paddock, which includes a timber stable block with three stables, and a further timber field shelter.

Services: Mains electricity and water, shared septic tank, oil fired central heating, wood burning stove and LPG for cooking. Broadband: Ultrafast and Standard ADSL. Mobile signal: Voice & Data limited (Oicom). Please note the agents have not inspected or tested these services.

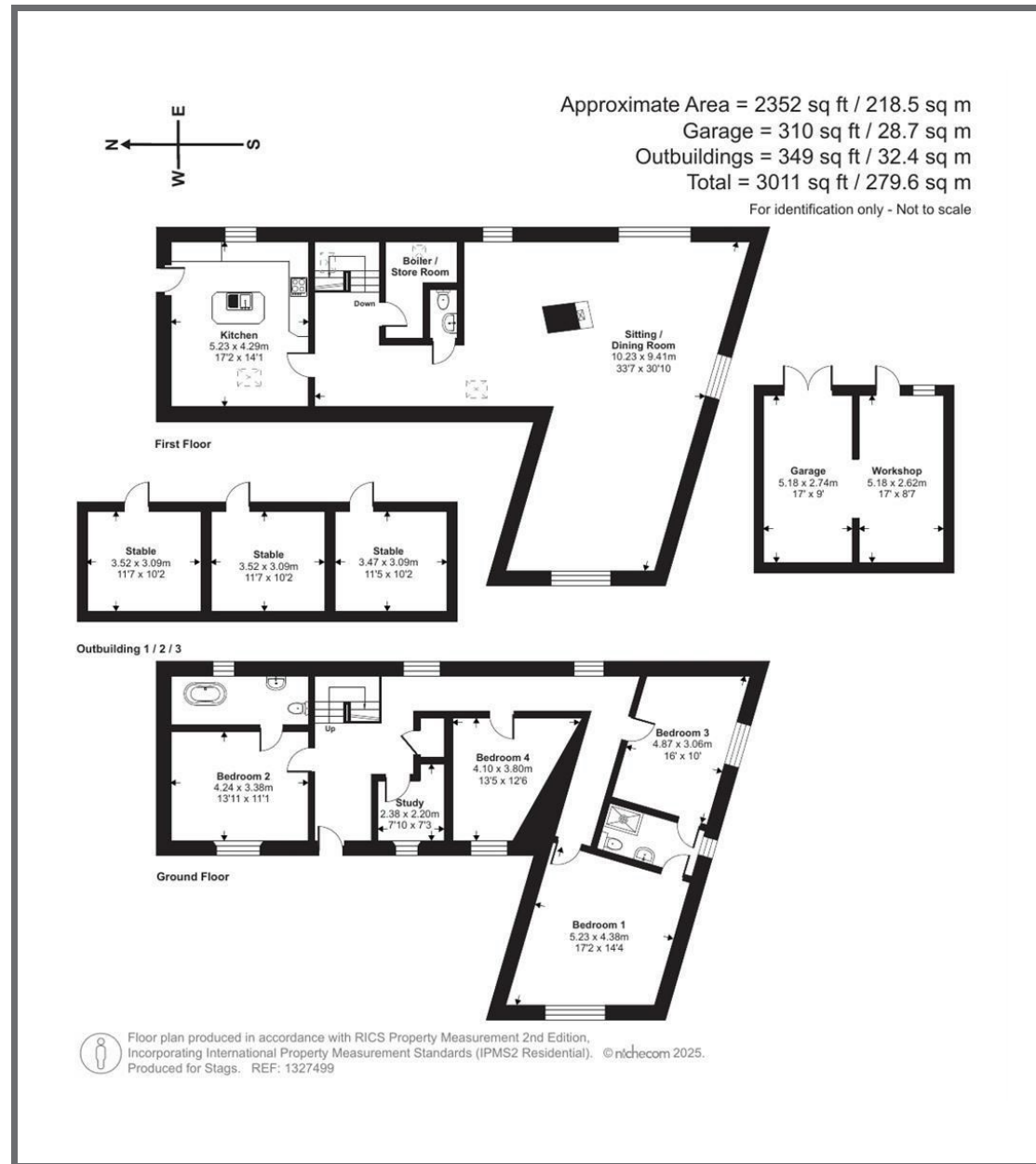
Viewings: Strictly by prior appointment with the vendor's appointed agents, Stags.

Directions: What3words.com: ///dancer.pencils.galaxy





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	64	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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