



Bee Bole Barn



St Austell 3 miles A30(T) 5 miles

A most attractive newly converted character and listed 3-bedroom residential barn with grounds of about a quarter of an acre

- Entrance Hall & Lobby
- Living Room
- Kitchen & Dining Room
- Utility Room
- 3 Bedrooms, 1 En Suite and Shower Room
- Front & Rear Enclosed Gardens
- Additional Grounds and Parking
- Total just over .25 of an Acre
- Private Parking
- Freehold

Guide Price £475,000

SITUATION

The approach is over a long, attractive, private, shared tarmac and stone driveway which runs mainly through attractive wooded grounds. Forming part of an impressive range of traditional stone barns at Carthew Farm, Bee Bole Barn stands at the head of a picturesque valley and enjoys landscape views to the south.

The property is well positioned to access St Austell, about 3 miles, and also the A30(T) at Innis Downs Roundabout about 5 miles to the north.

DESCRIPTION

Bee Bole Barn presents to the open market a most attractive attached single storey residence, which is currently in the process of being converted to present a wonderful home that will nicely blend quality living standards with the original character of the barn. Indeed, Bee Bole Barn is Listed Grade II as a Building of Special Architectural or Historic Interest and of particular note are the original and fine example of bee boles on the south-eastern elevation which remain in situ.

The attached floor plan shows the accommodation layout. The barn is being converted to a high standard and will include the installation of a wood-burner within the Living Room, a Kitchen with a range of modern base and eye level unit with wood worktops and including a stainless steel sink unit with mixer tap, built in oven and grill, induction hob and extractor and units ready for integrated refrigerator/freezer and dishwasher. The utility will include a stainless steel sink with mixer tap and units ready for integrated washing machine and dryer or washer/dryer and freezer. The Shower Room and En Suite Shower Room will include a shower unit, wc and wash basin. The floor coverings will be of solid Oak engineered timber and carpets.

OUTSIDE

To the rear of Bee Bole Barn, accessed either from the Entrance Hall or Living Room is a level hedge-enclosed currently low maintenance courtyard and to the front an attractive gated and Cornish hedge enclosed lawn garden – both of which are dog friendly.

At a lower level are further extensive recreational grounds where there is ample space for car parking of numerous cars. In total, Bee Bole Barn extends to about .25 of an acre.

MANAGEMENT COMPANY AND COVENANTS

Bee Bole Barn forms a conversion of one of several traditional barns at Carthew Farm which will ultimately be developed to create a hamlet of

around eight good quality residential homes. There will be a Management Company created and drawn up by the Vendors solicitor. and an annual service charge for maintenance and repair of the private bore hole water supply, drainage, vehicular entrance drives, plant house, communal areas and so forth. There will therefore be some covenants.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

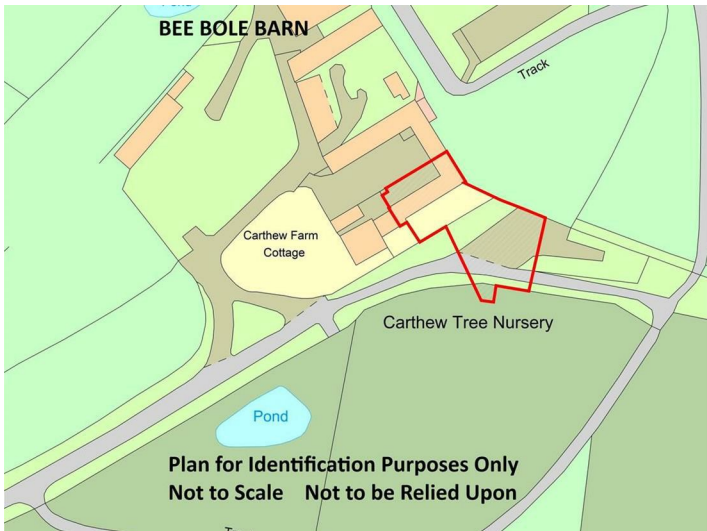
From St Austell take the B3274 towards the China Clay Museum. Drive out of the town passing under the railway viaduct. At Ruddlemoor, pass the entrance to the China Clay Museum on the left and the entrance to Carthew Farm will then be immediately seen on the left-hand side where there is a wide cut granite splayed pillared entrance. Pass the water wheel and continue to the top of the hill. Bear to the right and drive onto the stone lane beyond the gate. Not the access route for Bee Bole Barn when completion, but for viewing purposes, Follow the road around to the left, drive to the rear of the house and courtyard entrance for parking will be seen on the right hand side.

SERVICES

Water: private shared bore hole water supply.
Electricity: mains electricity to the dwelling and an EV charging point (cable will be laid - purchaser to be responsible for final connections and installing a charger to suit. Drainage: private shared drainage.
Broadband: Fibre optic broadband available.
Mobile telephone: 02 and Vodaphone likely to be variable indoors and 02, Three, EE and Vodaphone good outdoors (Ofcom) – based on adjoining Carthew Farmhouse.

BUILD COMPLETION DATE

It is envisaged that the conversion will be completed around the beginning of April 2026.



Approximate Gross Internal Area = 125.6 sq m / 1352 sq ft

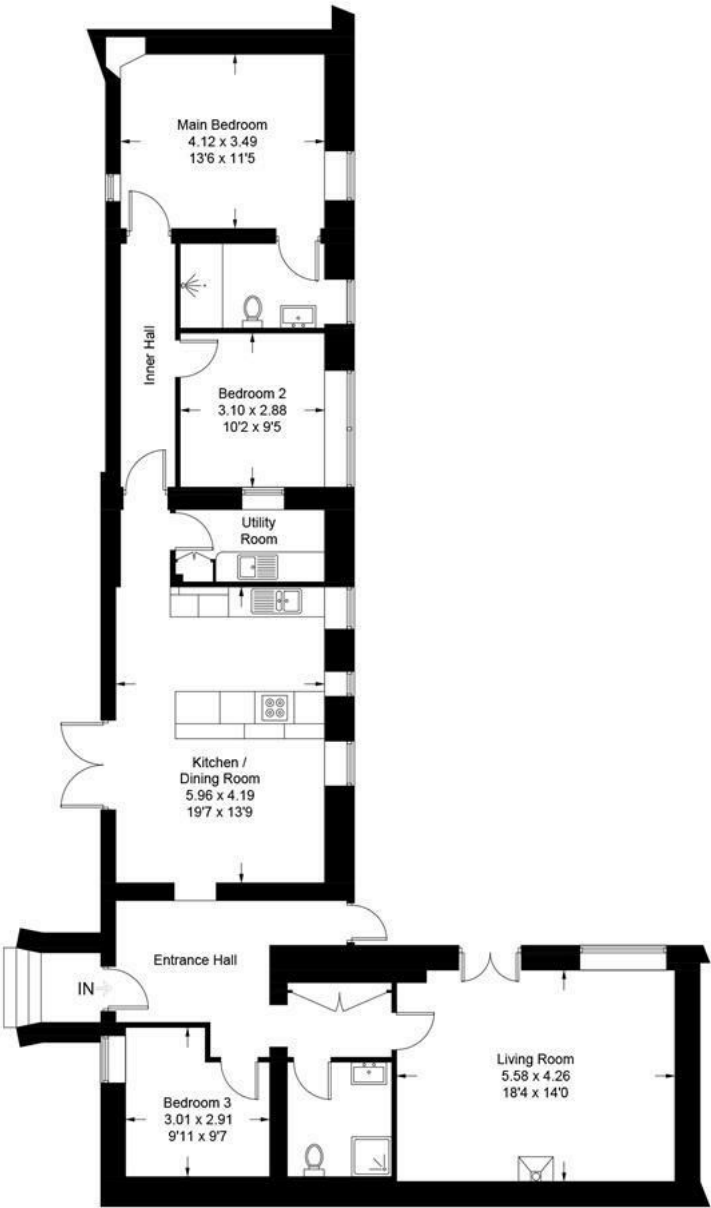


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1263931)

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			
(92-100)	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	

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