



Killigrew Barn



# Killigrew Barn

Cusgarne, Truro, Cornwall, TR4 8RW

Falmouth 7 miles Truro 7 miles

An outstanding characterful barn in a highly desirable village location between Truro and Falmouth

- No Onward Chain
- Entrance Hallway
- Family Bathroom
- Open Plan Sitting/Dining/Kitchen
- Freehold
- Characterful Barn Conversion
- Cloakroom & Utility
- Three Bedrooms
- Generous Gardens & Garage
- Council Tax Band E

Guide Price £580,000

## SITUATION

Killigrew Barn is situated in a delightful semi rural position surrounded by farmland on the fringe of the small village of Cusgarne. The village has a well regarded primary school and public house. The property allows easy access to both the Cathedral City of Truro about 5 miles to the north east, the historic port of Falmouth about 7 miles to the south and the mining town of Redruth 5 miles to the west.

The Cathedral City of Truro now forms the administrative and cultural centre of Cornwall boasting some of the county's leading educational facilities and the historic port of Falmouth provides well regarded maritime facilities. Public transport links are excellent with a main line rail connection at Truro to London Paddington.



## DESCRIPTION

Dating back to the 1800's and formerly a cattle barn to the Manor house, Killigrew Barn is an outstanding individual home boasting a wealth of character features including exposed stone walls, vaulted beam ceilings, latch doors and slate flagstone floors.

Glazed doors with side panels lead into the entrance hallway and out to the small courtyard garden at the rear. The single garage has double doors at the front and a single door to the side which could be converted for additional accommodation or the much-desired home office subject to relevant consent. There is power, light and water, a utility area with a storage cupboard and gardener's WC. A multi-pane glazed door leads into the inner hallway where there is a family bathroom, three double bedrooms, understairs storage cupboard and stairs leading to the first floor.

On the first floor there is an impressive open plan sitting/dining/kitchen with exposed beam vaulted ceiling enjoying views of the front gardens, Velux roof, lights and door to the side where granite steps lead down to the front garden. The kitchen area has a range of wood fronted units and integrated appliances.

In all the most beautiful barn conversion with generous beautiful gardens in an idyllic, highly desirable area.

## OUTSIDE

A five bar gate at the entrance sweeps through the beautiful mature gardens to a parking space for several vehicles. The gardens are laid to lawn where an attractive weeping willow drapes over the spring and trickling stream. There are several mature shrubs and an orchard housing fig, Bramley and eating apple trees.

At the front of the barn there is a spacious, walled and paved sun terrace enjoying views over the garden and the adjacent countryside.

## SERVICES

Mains water electric and drainage, Oil Fired central heating.

## VIEWINGS

Strictly by appointment by Stags (Truro Office) on 01872 264488.


## DIRECTIONS

From Truro take the Falmouth A39. Cross two roundabouts and take the third exit at the next roundabout. Turn left at Old Carnon Hill. Follow this road towards Perranwell station turning right into Greenwith Road. Turn right and continue, bearing next right at the fork. Take the next turning on the right and continue along this road for approximately 100 metres, the property will be found on the left hand side.



These particulars are a guide only and should not be relied upon for any purpose.

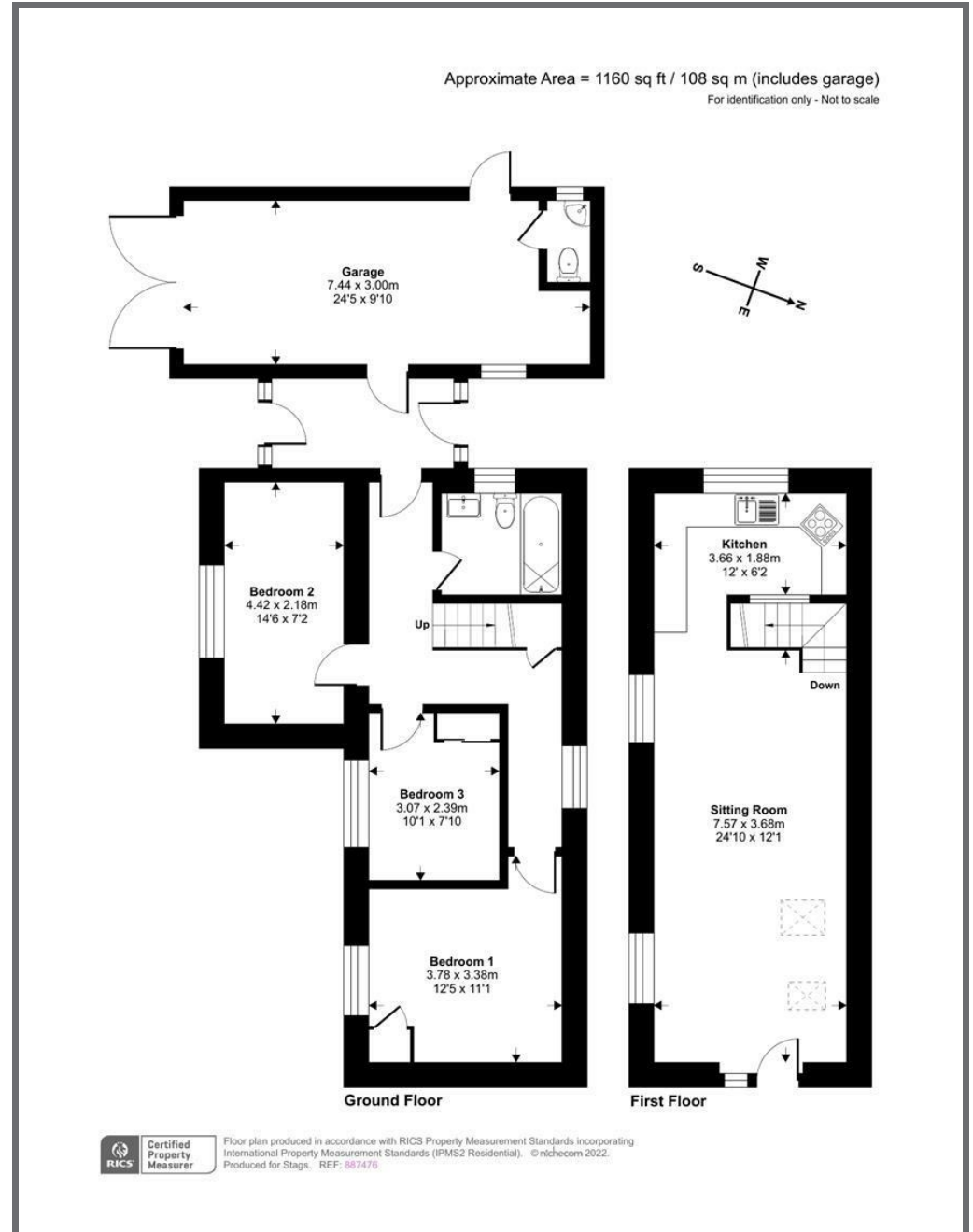


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>73</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	<b>33</b>	<b>73</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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