



Tregynsa



STAGS

Tregynsa

Copper Hill, Troon, Camborne, TR14 9JW

Camborne 2.4 miles – Hayle 8.7 miles – Falmouth 13.0 miles

A charming barn conversion situated in over 3 acres and enjoying an elevated position with far reaching views across to St Ives.

- No Onward Chain
- Approximately 3.53 Acres in Total
- Far Reaching Views
- Detached Garage/Workshop
- Freehold
- Detached Barn Conversion
- Versatile Accommodation
- 2 Bedrooms
- Off Road Parking
- Council Tax Band C

Guide Price £535,000

SITUATION

The property enjoys an elevated position which takes full advantage of far reaching views to St Ives in the distance. At Troon about a mile to the north east there are local facilities and amenities. This is supplemented further by the town of Camborne about two miles to the north. At Camborne there is a station on the London Paddington line as well as junctions onto the A30.

DESCRIPTION

This charming stone barn conversion has been tastefully converted over the last few decades by the current owner to form a delightful rural home.

The front door leads into an entrance hall, which also has a door to the rear, a shower room with WC, stairs rising to the first floor and a further door leading into the sitting room. A spacious living area, the sitting room features an impressive A-frame vaulted ceiling, a door leading outside and a granite fireplace housing a wood-burning stove. From the sitting room, a door leads into a snug/study, with stairs rising to a mezzanine area overlooking the sitting room.



The kitchen comprises a range of wall-mounted units, base units and drawers, together with space for appliances and a cooker, an inset 1¼ bowl sink with drainer, an oil-fired boiler and a door leading outside.

Completing the ground floor is a double bedroom, which could also serve as additional reception space if required.

Upstairs, the first-floor landing provides access to a storage cupboard, bathroom with WC and a further double bedroom. Featuring an A-frame vaulted ceiling, the bedroom also enjoys superb, far-reaching views towards the sea.

OUTSIDE

The property is approached via its own driveway, which leads to an area of parking for several vehicles in front of a detached garage/workshop with an electric garage door. Surrounding the property, the gardens are laid to lawn and feature an array of mature shrubs, together with a greenhouse, two sheds and a patio terrace.

To the east of the property, adjoining the garden, is a single pasture paddock with a gentle gradient.

In all, the property extends to approximately 3.53 acres.

SERVICES

Mains electricity. Private water via a bore hole. Private drainage. Oil fired central heating. LPG.

'Good' mobile phone coverage. 'Standard' and 'Ultrafast' internet.

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: [///wiggling.animates.caring](https://www.what3words.com/#!/en/0G8G-8888-8888)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area 1171 sq ft - 109 sq m
Ground Floor Area 777 sq ft - 72 sq m
First Floor Area 394 sq ft - 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

