



Goonreeve Barn, St Gluvias.



In a rural location between Falmouth and Truro a four bedroom, two storey converted barn with double garage and an attached two bedroom single storey converted barn. The property is set in approximately 15 acres which includes approximately 13 acres of agricultural land (currently rented to a local farmer).





TWO STOREY BARN

TWO STORY BARN

DOOR INTO:- SIDE ENTRANCE

Quarry tiled floor, exposed stone wall with small display niche, access to loft space. This room opens into the utility (described later).

CLOAKROOM/SHOWER ROOM

Corner set shower cubicle with tiled walls and electric shower unit. Low level WC, pedestal wash hand basin and radiator. Double glazed window to front.

UTILITY

3.05m x 2.82m (10' x 9'3")

Quarry tiled floor. Belfast sink with quarry tiled work surface to side, plumbing for automatic washing machine and vent for dryer under. Double glazed window to rear. Radiator. Tall fitted cupboard. Fire door to garage and door to kitchen/living room.

KITCHEN/LIVING ROOM

10.13m x 4.65m (33'3" x 15'3")

KITCHEN AREA

4.65m x 3.35m (15'3" x 11')

Generously appointed with wood fronted units finished with tiled work surfaces to include 1 1/2 bowl inset sink unit, dishwasher, oven housing unit fitted with microwave and electric oven. Wide chimney recess fitted with stove comprising LPG hob with electric oven/grill under and extractor hood over. Integrated fridge. Window to front and window to rear. Radiator. Exposed beamed ceiling with inset ceiling spots.

LIVING ROOM AREA

6.7m x 4.65m (22' x 15'3")

Two windows to front and window to rear. French doors opening to front. Exposed floorboards, exposed beamed ceiling and some exposed stone wall. Turning stairs rising to first floor. Brick faced back to kitchen cabinets finished with wine rack and shelf end units. Two radiators. Door to sitting room.

SITTING ROOM

7.47m x 5.3m (24'6" x 17'5")

French doors with matching side screen to the garden. Two windows to rear garden, one with exposed granite reveals. Window to front. Exposed granite chimney breast fitted with wood burning stove in chimney recess. Two radiators. Exposed beamed ceiling.

FIRST FLOOR

LANDING

Window to front. Cupboard, housing pressurised water cylinder and central heating controls. French door to balcony overlooking the rear garden. Radiator. Access to loft space.

BATHROOM

Corner bath with mains fed shower unit and tiled surround. Pedestal wash hand basin and close coupled WC. Extractor fan. Exposed floorboards. Radiator.



In a rural location between Falmouth and Truro, a four bedroom, two storey converted barn with double garage and an attached two bedroom single storey converted barn. The property is set in approximately 15 acres which includes approximately 13 acres of agricultural land (currently rented to a local farmer).

LOCATION

Goonreeve Barn is located approximately 2 miles from the Creekside village of Mylor Bridge at the head of Mylor Estuary which opens into the Carrick Road at Mylor Harbour where there are pontoon berthing facilities (subject to availability). The village provides a primary school, varieties of shops and a doctors' surgery. Falmouth approximately 5 miles distant provides high street and independent retail outlets, cafes and restaurants, commercial and banking facilities. Truro approximately 7 miles distant offers a main line station on the Penzance to Paddington line with travel time to London approximately. 5 hours.



SINGLE STOREY BARN



BEDROOM 1

4.04m(13'3") (Extending to 4.88m (16') plus wardrobe cupboard) x 5.33m (17'6")

Window to front and window to side. Two double built in cupboards. Two radiators. Door into:-

ENSUITE

Corner set shower cubicle with mains fed shower unit. Close coupled WC, pedestal wash hand basin and extractor fan. Radiator. Window to rear. Exposed floorboards.



BEDROOM 2

4.62m x 4.11m (15'2" x 13'6")

Window to front and window to rear. Radiator.

BEDROOM 3

2.87m x 2.26m (9'5" x 7'5")

French doors with Juliet balcony, finished with exposed granite reveals. Radiator.

BEDROOM 4

2.77m (9'1") x 2.03m (6'8") (Extending to 2.3m (7'7"))

Window to rear. Access to loft space. Radiator.



ATTACHED GARAGE

7.85m x 5.13m (25'9" x 16'10")

Two up and over doors to front and personal fire door to utility room. Access to loft space.

SINGLE STORY BARN

Double glazed front door with matching side screen into:-

RECEPTION HALL

Double glazed window to front with radiator. Painted tongue and groove ceiling. Cupboard housing boiler with domestic hot water and central heating supply. Plumbing for washing machine.

OPEN PLAN LIVING ROOM/KITCHEN

7.16m x 5.13m (23'6" x 16'10")

LIVING ROOM AREA

Wood burning stove with exposed flue set on slate hearth and exposed stone wall. Two windows to front, french doors to rear and a velux window to rear. Two radiators. Three exposed 'A' frames.

KITCHEN AREA

Extensively appointed with high line base cupboards finished with block wood work surfaces and extensive wall tiling to include 1 1/2 bowl inset stainless steel sink unit with mono block tap. Dishwasher, integrated fridge and integrated freezer. Range cooker with six burner LPG hob and electric oven/grill under and stainless steel splashback with extractor hood over. Two high line wall units. Oven housing unit currently fitted with microwave and pan drawers under. Tall larder cupboard.

BEDROOM 1

5.26m x 4.78m (17'3" x 15'8")

Two windows to front and a window to rear with radiator under. Three double fitted wardrobe cupboards. Airing cupboard housing hot water pressurised cylinder.

BEDROOM 2

3.8m x 3.56m (12'6" x 11'8")

Window to rear with radiator under. Access to loft space.

BATHROOM

Shaped bath with tiled surround, wash hand basin with mono block tap and cupboard under. Large shower cubicle with mains fed shower unit and rainfall head. WC with concealed flush, extractor fan and electric heated towel rail. Velux window to rear. Tall mirror with fronted bathroom cupboard and wall mounted bathroom cupboard over basin.

OUTSIDE

A five bar gate opens onto the wide driveway giving access to a large parking area. To the front of the Goonreeve Barn is a cultivated garden with a greenhouse and pathways that lead to the front doors of both the two story and single story barns. To the rear is a vast expanse of lawn bordered by a lightly wooded area giving privacy. Adjacent to the lawned garden is arable land of approximately thirteen acres, currently rented to a nearby farmer for approximately £2,000 per annum.

DIRECTIONS

From Truro take the A39 to Falmouth. After passing the Norway Inn and the right hand turning to Perranwell take the next turning left sign posted Mylor Bridge. After approximately 200 yds turn right. Continue for approximately 300yds where Goonreeve will be located on your right hand side identified by a granite sign and opposite a pair of cottages.

SERVICES

Mains water, private drainage, electricity and LPG supply.

REF: FAL160066

VIEWING

Falmouth Office, 54 Church Street,
Falmouth, Cornwall, TR11 3DS.

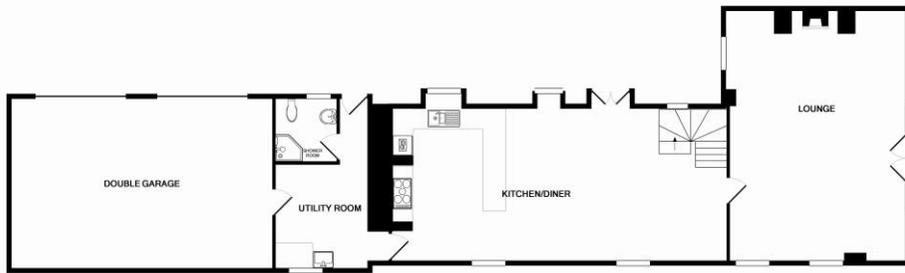
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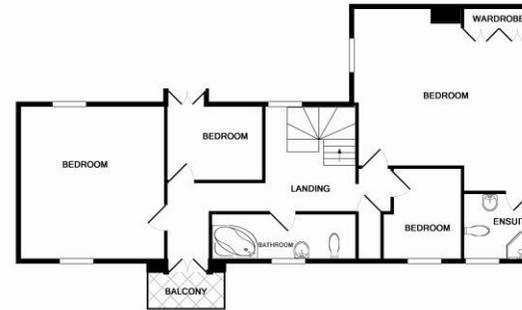
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GROUND FLOOR
APPROX. FLOOR
AREA 1523 SQ.FT.
(141.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 932 SQ.FT.
(86.6 SQ.M.)

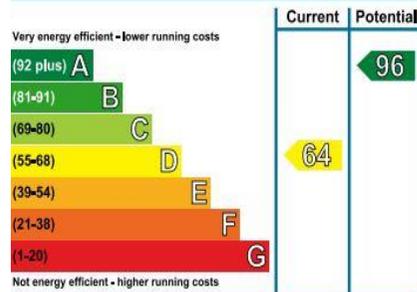
TOTAL APPROX. FLOOR AREA 2455 SQ.FT. (228.1 SQ.M.)
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EPC Two storey barn



EPC Single storey barn

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Consumer Protection from Unfair Trading Regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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TOTAL APPROX. FLOOR AREA 1072 SQ.FT. (99.6 SQ.M.)
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