



Waterpump Barn



# Waterpump Barn

Trelights, Port Isaac, PL29 3TH

Port Quinn 1.5 miles - Port Isaac 2.0 miles - Wadebridge 7 miles

A beautifully presented contemporary residence in Trelights, offering stylish and flexible accommodation with a south-facing garden and private parking.

- Contemporary Detached Residence
- Mezzanine Level
- Air Source Heat Pump
- South Facing Garden
- Freehold
- Double Bedroom
- Three Bathrooms
- Underfloor Heating
- Private Parking
- Council Tax Band: B

Guide Price £515,000

## SITUATION

The property is nestled on a private plot in Trelights, a popular hamlet between the stunning coastal inlet of Port Quin and the vibrant fishing village of Port Isaac. Port Isaac itself has a thriving community and offers a range of local facilities and amenities including a doctors' surgery, primary school, public houses and excellent restaurants including the Michelin starred restaurant run by Nathan Outlaw. The former market town of Wadebridge is 6.6 miles away and sits astride the River Camel offering a wide range of shops, primary and secondary educational facilities, cinema, restaurants and access to the popular Camel Cycle Trail.



## THE PROPERTY

Built in 2023, Waterpump Barn is a striking detached residence offering thoughtfully designed accommodation, with a high specification finish throughout. The property offers excellent versatility, currently arranged as a one/two-bedroom home, and combines modern open-plan living with charming architectural features.

Upon entering, a welcoming entrance hall with impressive vaulted ceilings gives access to a utility room with integrated washing machine and units with quartz worktops on one side, and a contemporary shower/ wet room on the other. Steps lead down to the superb open-plan living space, incorporating kitchen, dining and sitting areas. This beautifully bright and spacious area enjoys a wood-burning stove, an oriel window with window seat, and French doors opening out to the south-facing garden. The kitchen is well-appointed with a comprehensive range of wall and base units with quartz worktops, a range-style oven, inset sink, integrated dishwasher, and built-in fridge/freezer. The dining area offers a practical and stylish space for entertaining, while a spiral staircase leads to the mezzanine level above.

The principal bedroom on the ground floor features vaulted ceilings with Velux windows, a window overlooking the garden, and an en-suite shower room complete with waterfall shower, vanity basin, and WC.

The mezzanine level is used by the current owner as an en-suite bedroom and offers a light and flexible additional space with Velux windows and built-in storage. Cleverly designed with a hand basin, freestanding bath with floor-mounted tap, and a retractable fold-out WC discreetly positioned within the eaves. The room is partitioned by a shelving/storage unit and could also be used as a studio or home office.

## OUTSIDE

The property is approached via a gated gravel driveway providing off-road parking for two vehicles. The attractive south-facing garden is partially laid to lawn and features a composite decking area ideal for al fresco dining and a storage shed to the side of the property.

## SERVICES

Mains drainage, electricity and water. Air Source Heat Pump. Underfloor heating throughout the ground floor and a log burning stove. Broadband availability: Superfast. Mobile phone coverage: Voice and data (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

## AGENTS NOTE

The property can be used as a principal residence only.

## VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.

## DIRECTIONS

What3Words: ///factor.beaks.tiptoes



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.

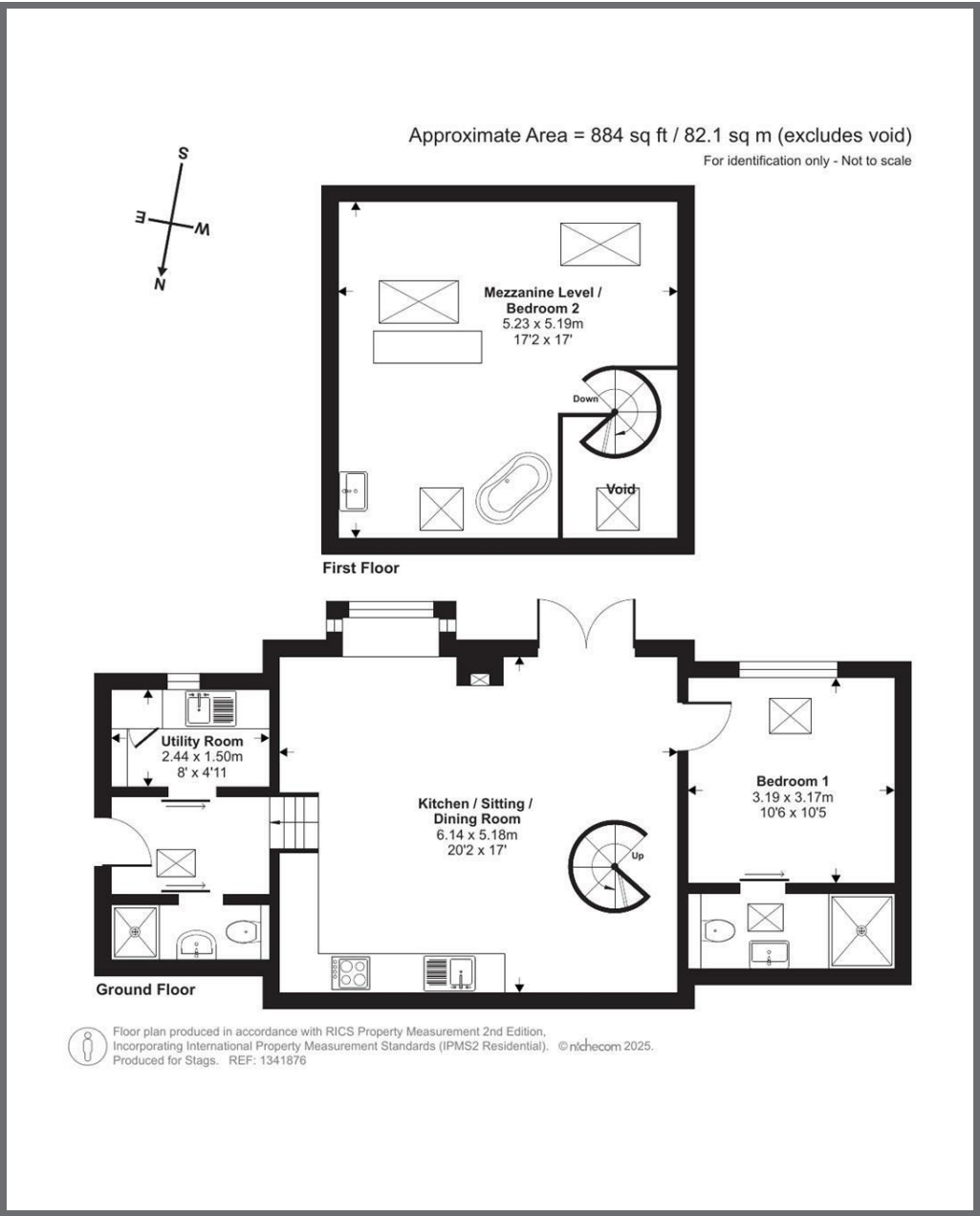


| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>96</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | <b>84</b>               |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         | <b>72</b>               |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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