



Kinsmans Barns



# Kinsmans Barns

St Day, Redruth, Cornwall, TR16 5NB

Falmouth - 9 miles. St Agnes - 7 miles. Truro - 7.5 miles.

Beautifully presented barn conversion offering versatile and spacious family sized accommodation of around 2322 sq ft.

- Detached Barn Conversion
- 4/5 Bedrooms
- 3 Reception Rooms
- Central Village Setting
- Solar & EV Point
- D/ Glazing & Central Heating
- Generous Plot/ Gardens
- Far Reaching Views
- Freehold
- Council Tax Band - D

Guide Price £625,000

## SITUATION

Enjoying picturesque rural views, Kinsmans Barns is nestled within the small yet well served village of St Day, ideally positioned between Chacewater and Redruth. This delightful residence offers direct access to an extensive network of scenic footpaths and countryside trails, all set within a welcoming and friendly community.

This is a fantastic opportunity to acquire a beautiful family home in a characterful village steeped in rich mining heritage, known for its strong sense of community and convenient access to both coast and countryside. The property is perfectly placed to take advantage of local amenities, including a Londis village shop, post office, traditional public house The St. Day Inn and community facilities, all within easy walking distance. Surrounded by unspoilt countryside the area is ideal for those seeking outdoor pursuits, scenic walks and a more relaxed pace of life.

Situated approximately seven miles from both the north and south coasts, the property enjoys a highly convenient central location with excellent access to Truro, Falmouth, and the A30. The north coast boasts a selection of stunning sandy surfing beaches, with Porthowan being the closest, while the south coast offers the renowned sailing waters of the Carrick Roads, along with Mylor Yacht Harbour. The Cathedral City of Truro provides a vibrant shopping and cultural centre, home to a wide range of national retailers. Mainline railway stations at Redruth and Truro offer direct connections to London Paddington, making this an ideal location.



## DESCRIPTION

Kinsmans Barns offers a unique opportunity to acquire a beautifully presented home in a peaceful yet well connected Cornish location. Steeped in history, the origins of the substantial granite building are believed to date back some 200 years having been built to serve as the Counthouse for Wheal Quick and then later used in the mid 1800's for agricultural purposes. In the early 2000's Architects were commissioned, drawings created and approval passed for repurposing the barn into what was sensitively and lovingly curated with completion finalised in 2005.

This wonderful home now combining a wealth of characterful features including log burner with exposed granite lintel and side detailing, exposed ceiling beams and high vaulted ceilings to the bedrooms, yet with the modern comforts of two en-suites, family bathroom, hardwood double glazed windows, oil fired central heating, solar panels with EV point and a well equipped kitchen with breakfast bar and a Rangemaster stove. This delightful property is ideal for those seeking countryside living without compromising on convenience.

The property boasts a spacious and thoughtfully designed interior, featuring a welcoming entrance with a mezzanine level above, a spacious principal living room which gives a sense of home and comfort and a well-appointed, bright and airy kitchen fitted with contemporary units and quality appliances and a convenient ground floor bathroom/ shower room/ w.c. Generous proportions throughout create a spacious and comfortable living environment perfectly suited to both everyday family life and entertaining. The bedrooms are well sized and tastefully decorated, offering tranquil spaces to unwind, while the bathroom facilities are finished to a high standard. The Velux windows allow for an abundance of natural light into the kitchen with its high ceiling enhancing the inviting atmosphere of the home. Leading off there is a formal dining room, office, laundry room/ utility and a wonderful day room which overlooks the patio, garden and far reaching countryside beyond.

## OUTSIDE

Externally, the property benefits from attractive surroundings, with outdoor space ideal for relaxing, dining, or enjoying the picturesque Cornish countryside views. Parking is conveniently available to the front and side and is laid to loose granite chippings. To the side is a timber carport plus a walled courtyard housing the sheltered greenhouse whilst to the rear is an enclosed lawn garden with a nicely sheltered patio, ideal for summer barbeques and alfresco dining.

Kinsmans Barns represents a superb opportunity to secure a charming home in a sought after village location therefore early viewing is highly recommended to fully appreciate all that this property has to offer.

## SERVICES

Mains drainage, electricity and metered water.

Conservation area - St. Day

Council tax band - D

Oil central heating.

Flood risk - Very low.

Broadband: Basic and Superfast are available (Ofcom).

Mobile phone: 02, Vodafone and are EE likely (Ofcom).

Satellite and Fibre - Sky and BT are available.

EPC rating - C

## VIEWINGS

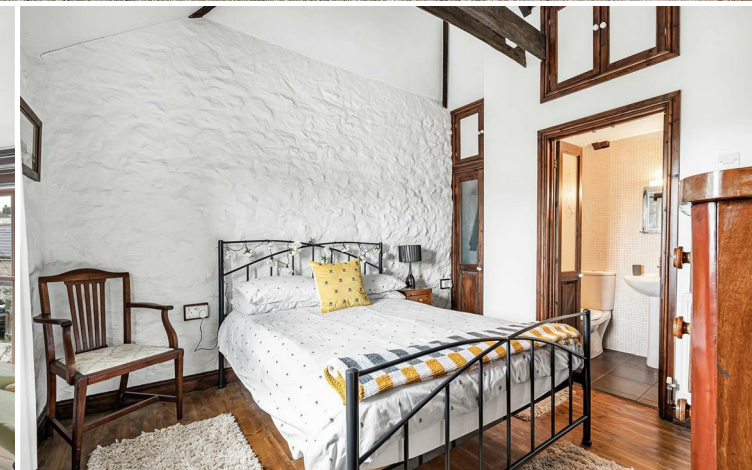
Strictly and only by prior appointment via Stags' Truro office.

## DIRECTIONS

Leaving Truro and heading west on the A390 passing RCH Trelisk, following signs out of the city, stay on the A390 passing through Chacewater toward Redruth, look for signs for routes toward St Day and continuing straight into the village centre, after leaving Fore Street head into Vogue Terrace where the property can be found on the left hand side.

## AGENTS NOTE

An adjoining parcel of land is available to purchase for those looking for a larger plot. This is by separate negotiation.



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.



**Approximate Gross Internal Area 2322 sq ft - 215 sq m**  
 Ground Floor Area 1553 sq ft - 144 sq m  
 First Floor Area 769 sq ft - 71 sq m

Ground Floor

First Floor

PINK PLAN

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		73	73
EU Directive 2002/91/EC			

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