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**Stithians,  
Truro**

**Offers in Excess of £380,000**  
**Freehold**







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## **Property Introduction**

This beautifully presented single storey barn conversion is located in a tranquil rural setting on the edge of the village of Stithians. Having undergone substantial works by the current owners over recent years to include a new heating system, new windows and doors, a refitted kitchen and remodelled bathroom it is ready for a buyer to move straight in! One of just four converted barns set around a large courtyard of the original farmhouse, this property features granite walls and exposed beams. The accommodation consists of an open plan lounge/kitchen/diner, two double bedrooms and a contemporary style shower room with sun tunnel. To the outside there is a double garage and lawns to the front with a more sheltered garden/seating space to the side. Parking for the property is to the front in a shared courtyard.

## **Location**

Located approximately three quarters of a mile from the centre of the village of Stithians on the back roads towards Mabe Burnthouse. Positioned in a tranquil setting with fields bordering, the barn is one of four in the courtyard with the original farmhouse positioned at the top. The nearest amenities are in the village of Stithians with two shops, Church, Public House, Village Hall, a Doctors surgery and a village Primary School with a bus service provided to the local Secondary School and Truro College.

This popular village is located with easy access to Helston, Redruth, Truro and Falmouth. A regular bus service provides transport to the towns. Stithians Reservoir on the outskirts of the village is a very popular location for sailing, fishing and camping with a pleasant cafe to enjoy the wonderful reservoir views.

### **ACCOMMODATION COMPRISES**

A pathway leads to two composite stable doors, one leads into the:-

**OPEN PLAN LOUNGE/KITCHEN/DINER 30' 10" x 15' 0"**  
**(9.39m x 4.57m) maximum measurements**  
**LOUNGE AREA**

A beautifully presented room with flagstone flooring and exposed lintels over the window. In the lounge area are exposed beams

with a feature fireplace having a solid wooden mantel over, slate hearth and feature tiles housing a wood burner with fitted cupboards to the right hand side. Two double glazed windows to the front elevation. Retro style radiator.

### KITCHEN/DINER

Two double glazed windows to the front elevation. Range of 'Shaker' style kitchen cupboards with solid wood worktops incorporating a 'Belfast' sink with drainer. Integrated dishwasher and integrated washing machine. Spotlights. Space for dining room table. Further bank of recessed cupboards housing space saving shelving, an integrated fridge/freezer and microwave. Feature tiled wall with shelving above and space for electric 'Aga' (available by separate negotiation). Tall storage cupboards and further worktop. Stable door to front garden. Doorway to:-

### INNER HALLWAY

Retro style radiator. 'Hive' heating control. 'Velux' window. Doors off to:-

### BEDROOM ONE 11' 2" x 10' 11" (3.40m x 3.32m)

Two double glazed windows to front elevation. Retro style radiator.

### BEDROOM TWO 12' 0" x 9' 7" (3.65m x 2.92m)

Two double glazed windows and retro style radiator.

### SHOWER ROOM

Vanity wash hand basin with cupboards below, concealed cistern low level WC with tiled splash backs, step up to walk-in shower with glass screen, inset shelving and tiled surround. Sun tunnel. Feature tiled flooring. Extractor fan and heated towel rail.

### OUTSIDE FRONT

The front garden is laid to lawn with a pathway leading through the centre to the stable door opening to the lounge.

### SIDE GARDEN

A good size gravelled garden offering privacy and shelter. Oil tank and boxed in water filtration system and pumps. Courtesy outside lighting.

### DOUBLE GARAGE 16' 3" x 15' 2" (4.95m x 4.62m)

Two sets of double doors to the front. Electric and lighting and storage in the rafters. Worcester boiler.

### AGENT'S NOTE

The Council Tax band is band 'C'.

### SERVICES

Private water, private drainage. Mains electricity and oil central heating. The bore hole is private to the property, the water is tested annually and the septic tank is shared between the barns.

### DIRECTIONS

Coming from Stithians at the crossroads follow tregonning road for 0.7 miles and you will lead to Roseath on your left hand side. Using What3words:-  
accordion.submitted.flicked



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## MAP's top reasons to view this home

- Located in a semi-rural peaceful location with village amenities
- Beautifully presented
- Single storey barn conversion
- Renovated by current owners
- Open plan lounge/kitchen/diner with electric Aga
- Two double bedrooms
- Well presented shower room
- Garden to the front and to the side
- Double garage and courtyard parking
- Private drainage and water systems



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