



PILKINGTON ESTATES

Trematon, Saltash, Cornwall, PL12

Offers Over: £550,000

Freehold

Trematon, Saltash, Cornwall, PL12

This impressive four bedroom detached barn conversion is located in a private hamlet a short car journey from Saltash Fore Street and local amenities. The property has been immaculately presented by the current owners and will be sure to exceed buyers' expectation the second they step through the front door.

The barn conversion offers upside down living, the living room of which on the first floor and is arguably the hub of the home, having been decorated to an impressive standard and offering a working log burner as well as a mezzanine flooring which is currently utilised as a snug room. The mezzanine floor could offer anyone who works from home a generous office space. The first floor offers a bespoke and large kitchen dining room, flooded with natural light. The second bedroom with contemporary en suite sits on the floor above and has been decorated to an equally as impressive standard as the rest of the home. The ground floor offers a further three bedrooms, the main bedroom of which boasting a modern en suite whilst the remaining two bedrooms share the well-presented family bathroom.

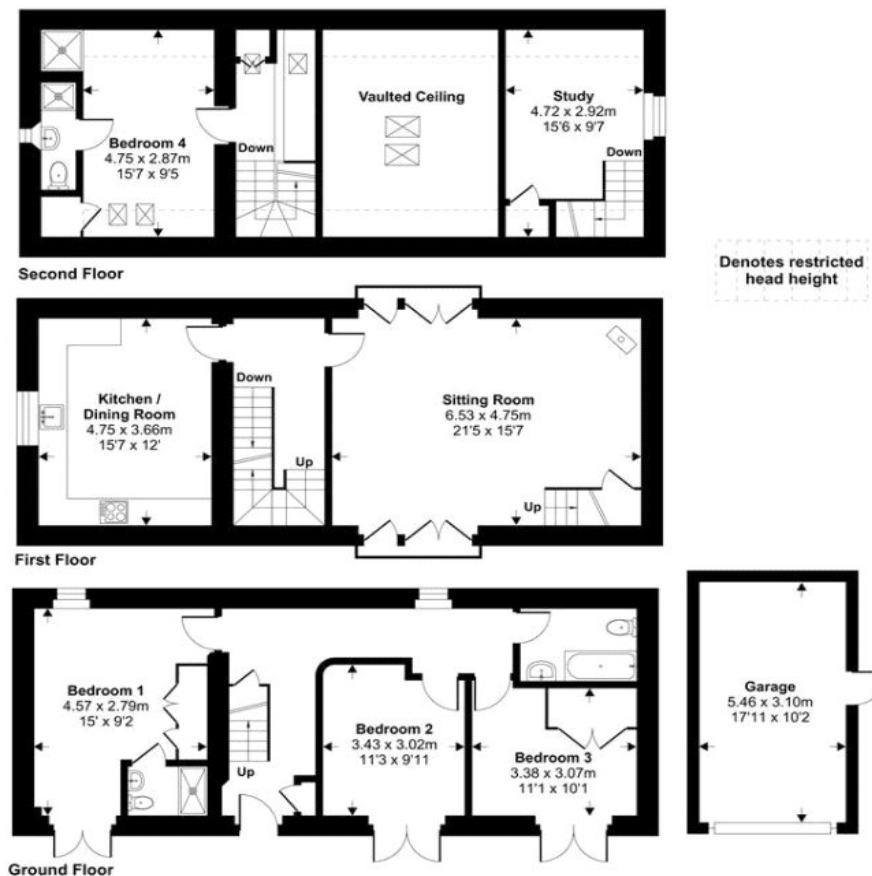
The rear garden is deceptive, and sun filled, benefitting from a mix of lawn, patio and decking with ample space for garden furniture. The current owners have vegetable patches and have converted the garage into storage and also a useful utility room. This can easily be reverted back to a garage as plywood is what separates the two rooms. To the front, the property offers allocated parking for three vehicles and an additional space in front of the double garage doors. EPC: E

Approximate Area = 1744 sq ft / 162 sq m (includes garage and excludes void)

Limited Use Area(s) = 187 sq ft / 17 sq m

Total = 1931 sq ft / 179.4 sq m

For identification only - Not to scale







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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.