

Smoke Barn House, Torpoint



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A light-filled and spacious family home with beautiful riverside gardens that extend to approximately 2 acres, set in an idyllic village on the Rame Peninsula

The property

Ticking all the boxes for a family home by the coast, Smoke Barn House offers plenty of space inside and out, stunning views, waterside gardens and versatile accommodation. The house is well positioned for enjoying village life yet also offers a wonderfully secluded feel, with uninterrupted views to the north over the salt marshes that lead to Hamoaze and the Tamar Estuary. The property offers a rare opportunity to enjoy modern luxury in a tranquil Cornish location.

The immaculate accommodation is arranged over two floors in a traditional layout that's well suited to family life. Downstairs, the living room is positioned to maximise the exceptional views with three sets of French doors that open onto a raised terrace. Adjoining the sitting room is the kitchen, which has been extended to include a wonderful sun room/dining area offering panoramic views over the gardens. The well-appointed kitchen has ample storage in bespoke wooden units to base and wall level, a central island and breakfast bar and several integrated Bosch appliances. Also on the ground floor is a useful home office, cloakroom and laundry room.

Upstairs, the principal bedroom suite is positioned above the sitting room, with its en suite shower room and private balcony affording incredible far-reaching views. There are three further well-appointed double bedrooms on this floor along with a family bathroom.

Outside

The house is surrounded by gardens and accessed via two separate driveways: to the west, a gravel track leads to the back of the house, where there is a generous parking area with space for several cars and a garage. The garage benefits from first floor accommodation currently used as an additional generous bedroom but could also offer further versatile reception space. Alternatively, the house can be accessed from the south, via the centre of the village, where there is a further driveway. Both driveways connect around the side of the house.

1,587 sq ft (147.4 sq m)

Four bedrooms

Two reception rooms

Two bathrooms

Garage with floor above

Ample parking space

Exceptional estuary views

Riverside gardens

Approximately 2 acres

Freehold | Village

Guide price £895,000



The property's standout feature is its enviable setting with two acres of stunning countryside gardens and grounds. The beautiful gardens extend to the north, comprising rolling lawns, mature trees including exotic palms and a variety of native species such as copper beech, extensive shrubs and well-stocked borders. Several elevated outdoor seating areas provide ample opportunities for taking in the views, including a decked terrace and a paved dining area. The gardens meander downhill to reach the water's edge of St John's Leat, perfect for gentle paddling, wildlife watching, or simply soaking in the ever-changing tidal landscapes. The gardens also include a greenhouse and a potting shed.

Location

St John is a small, charming hamlet situated between two outstandingly beautiful areas: the Rame Peninsula and the Tamar Estuary. St John has a church and a popular pub, the St John Inn, with a wider selection of amenities accessible in Milbrook (2 miles) and Torpoint (3 miles). Milbrook has bars, a primary school, a doctor's surgery and pharmacy and several restaurants and pubs, as well as a convenience store, while Torpoint has a similar selection as well as a sailing club and a larger supermarket. It is possible to take the cable ferry from Torpoint across the river Tamar to Devonport, to the west of Plymouth, by car or as a pedestrian, to enjoy all the amenities of the port city including extensive shopping, the historic Barbican district and the National Marine Aquarium.

The area is particularly attractive to those who enjoy the outdoors with a variety of excellent beaches on the Rame Peninsula, including dog-friendly Finnygook Beach and Harbour Beach. A short drive away are the Antony House and Port Eliot country estates as well as Mount Edgecombe Country Park, an 800-acre area of coastal woodland and open hillsides.

The property has excellent communication links: the A38 Devon Expressway gives access to major towns and to the national motorway network, whilst Exeter Airport and Cornwall Airport Newquay offer a number of flights to domestic and international destinations.

Postcode region: PL11

General

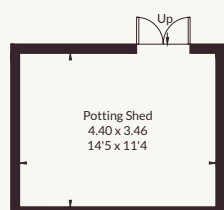
Local Authority: Cornwall Council
Services: Mains electricity, water and drainage. Oil-fired central heating.
Council Tax: Band E
EPC Rating: TBC
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/Wayleaves and Easements>: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Approximate Floor Area = 147.4 sq m / 1587 sq ft

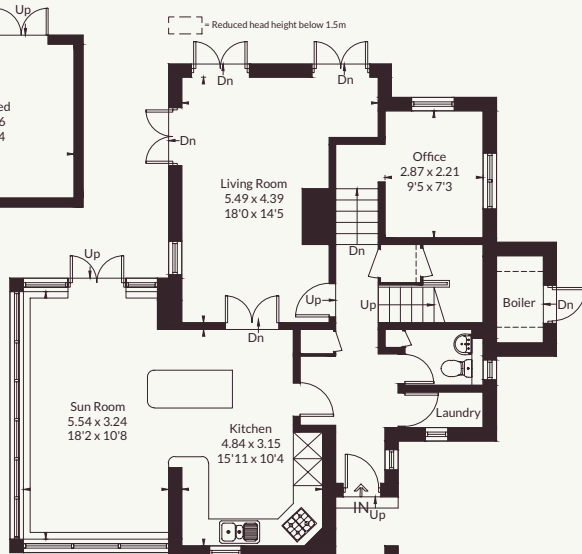
Garage = 34.8 sq m / 374 sq ft

Outbuildings = 37.9 sq m / 408 sq ft

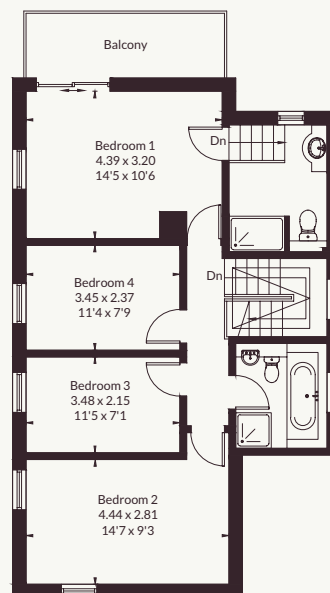
Total = 220.1 sq m / 2369 sq ft



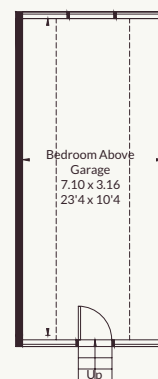
(Not Shown In Actual Location / Orientation)



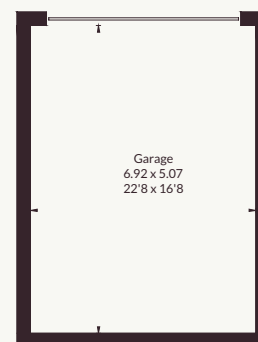
Ground Floor



First Floor



Garage - First Floor



(Not Shown In Actual Location / Orientation)

Garage - Ground Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106499

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