



Sunset & Sunrise Barns, Higher Ninnis, Busveal,  
Cornwall

For the finer things in property.



## Sunset & Sunrise Barns, Higher Ninnis, Busveal, Cornwall TR16 5HD

An exceptionally energy efficient, new build eco home and spacious detached annexe, all completed with high specification detailing and wonderful style in a delightful quiet rural position.

St. Day Village 1 mile, Redruth 1.5miles, Truro 7miles, Porthtowan Beach 7 miles

Entrance hall | Living room | Kitchen/breakfast room | Bathroom | Two ground floor bedrooms  
Shower room | Two first floor bedrooms | plant room | Annexe: Entrance hall | Kitchen/dining/living room | Three bedrooms | Bathroom  
Utility  
EPC Rating - A

### The property

Situated on the rural edge of a quiet but well serviced village, this multi generational home has been recently completed by a locally developer, renowned for exceptional build quality, featuring a superb, brand new four-bedroom eco home and three-bedroom annexe, both with high A rated EPCs.

Cleverly designed with tremendous eco credentials, the house and annexe have their own photovoltaic solar panels with battery store, air source heat pump with underfloor heating (ground floor only in the house), triple glazing and electric car charging points plus private water via a bore hole and treatment plant serving both properties. These additions make the running costs very low and keep you almost entirely off grid.

A stylish electric gate opens to a large drive serving both properties. Larch clad Sunset Barn is entered via a beautiful RK Door Systems pivot door which speaks volumes for the quality materials and style on display throughout the home, including oak doors and polished granite

sills for starters. A comfortable dual aspect living with wonderful wood burner enjoys a semi-open plan feel as it steps down into a triple aspect kitchen/breakfast room with a vaulted ceiling and electronically controlled Velux skylights. This room is well-appointed with Siemens integrated appliances, Quooker boiling, cool and sparkling feature tap with a Mercury range cooker by AGA with induction hob.

Further to the ground floor are two double bedrooms with built in storage and a family bathroom with Roca sanitary ware, demisting Bluetooth speaker mirrors and mounted toothbrush charging point.

The first floor accommodation comprises two large double bedrooms, their generous size enhanced by vaulted ceilings and skylights. Between them is a super stylish shower room, with all of the features found in the ground floor bathroom plus a rainfall shower and nighttime sensor activating soft light.

### Annexe – Sunrise Barn

Perfect for multigenerational living/dependant relative, the single storey detached annexe is finished with the same attention to detail and high specification as the home, consisting of three well-proportioned bedrooms, beautifully finished bathroom, utility and open plan living. The kitchen is fitted with integrated Siemens appliances with the living/dining area enjoying a lovely wood burner and bi-folding doors to a sun terrace. With vaulted ceilings in most rooms, there is a great sense of space.





## Outside

With beautifully landscaped and enclosed gardens, Sunset Barn enjoys a level lawn on the southern side of the home with rolling country views across the neighbouring fields, with hard landscaped suntraps, finished with gorgeous granite paving with raised planters and larch clad walls, accessible from the kitchen. There is a very useful plant/storeroom adjoining the property. A separate corner of the plot laid to lawn currently serves as a perfect chicken coop. Sunrise Barn has private garden areas including a manageable level lawn composite decked sun terrace, both with a lovely south west orientation.

## Location

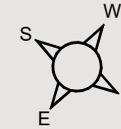
Situated in quiet position between the villages of Gwennap and St. Day, the property enjoys a peaceful rural setting and views with the benefit of great local amenities nearby. The very popular Star Inn pub is moments away and the heart of the village is within 1 mile, giving access

to a pharmacy, butchers and convenience stores. The village has a football and rugby club whilst the beautiful surrounding countryside gives access to miles of cycle trails and footpaths through the rich history of mine workings. For a good dog walk, nearby Carn Marth is a must, at its peak offering the most incredible views and the amphitheatre puts on wonderful shows throughout the year.

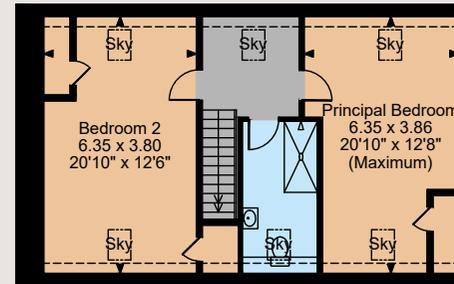
There are nearby local amenities in Redruth which is on the mainline to London Paddington whilst Newquay Airport on the north coast offers daily scheduled flights to London Gatwick Airport as well as departures to several other national and international destinations. The Cathedral City of Truro is 7 miles away, providing the main business links for Cornwall and offers an excellent range of shopping, business facilities plus state and independent schooling.



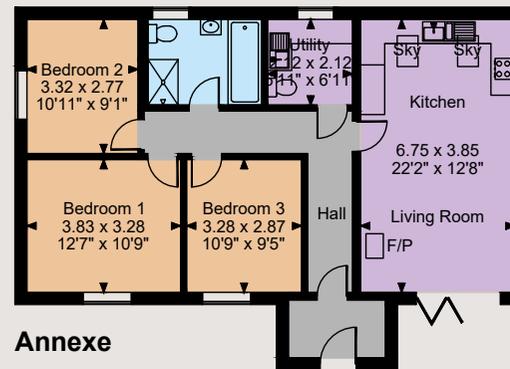
Floorplans  
 House internal area 1,648 sq ft (153 sq m)  
 Annexe internal area 926 sq ft (86 sq m)  
 Outbuilding internal area 176 sq ft (16 sq m)  
 For identification purposes only.



**Ground Floor**



**First Floor**



**Annexe**

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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**Directions**

What3words ///achieving.pave.changed

**General**

**Local Authority:** Cornwall Council  
**Services:** The house and annexe have their own photovoltaic solar panels with battery store, air source heat pump with underfloor heating (ground floor only in the house), triple glazing and electric car charging points, private water via a bore hole and treatment plant serving both properties.  
**Council Tax:** Band C  
**Tenure:** Freehold  
**Guide Price:** £850,000

**Cornwall**

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