









This impressive conversion is striking inside and out, of reverse style open plan living with four double bedrooms on the ground floor, three chic and stylish bathrooms, second reception room/fifth bedroom, utility room and cloakroom. The very fabric of the original farm building remains alongside inventive fixtures and fittings and modern building techniques, providing 2,200 square feet of accommodation.

The huge specification at The Granary includes an air source underfloor heating system, solar panel array together with battery storage, Delabole slate roof, bespoke wooden double glazed stable doors and windows, engineered oak herringbone flooring, an Ecosy wood burning stove, reclaimed pine doors, cream honed limestone bathroom and utility flooring, two tone kitchen with integral appliances, bespoke corded lighting and a reclaimed gothic oak reredos in the master en-suite.











Step outside into the marvellous red brick walled garden providing privacy and tranquillity in abundance. Limestone terracing runs the length of the building with access from three of the four bedrooms. A large herringbone red brick central terrace is bounded by Cotswold stone chippings. Adjacent is the kitchen garden, enclosed by the original stone walls with sleeper beds for growing a range of fruit and veg. As an alternative, head up to the top terrace and garden where a lawned area is bounded by Cornish stone hedging and hit and miss timber fencing. With several different intended areas, one can sit and enjoy the tranquillity of the locale as the Cornish sun moves round the building.







Parking for several vehicles is catered for on the gravelled driveway and there is a carport with lighting, electricity and water. There is an additionally electricity phase to serve an electric car charging point. Services to the property include mains water and electricity, sewerage treatment plant and an air source underfloor heating system. EPC rating B. Council tax band TBC. 10 year building guarantee.

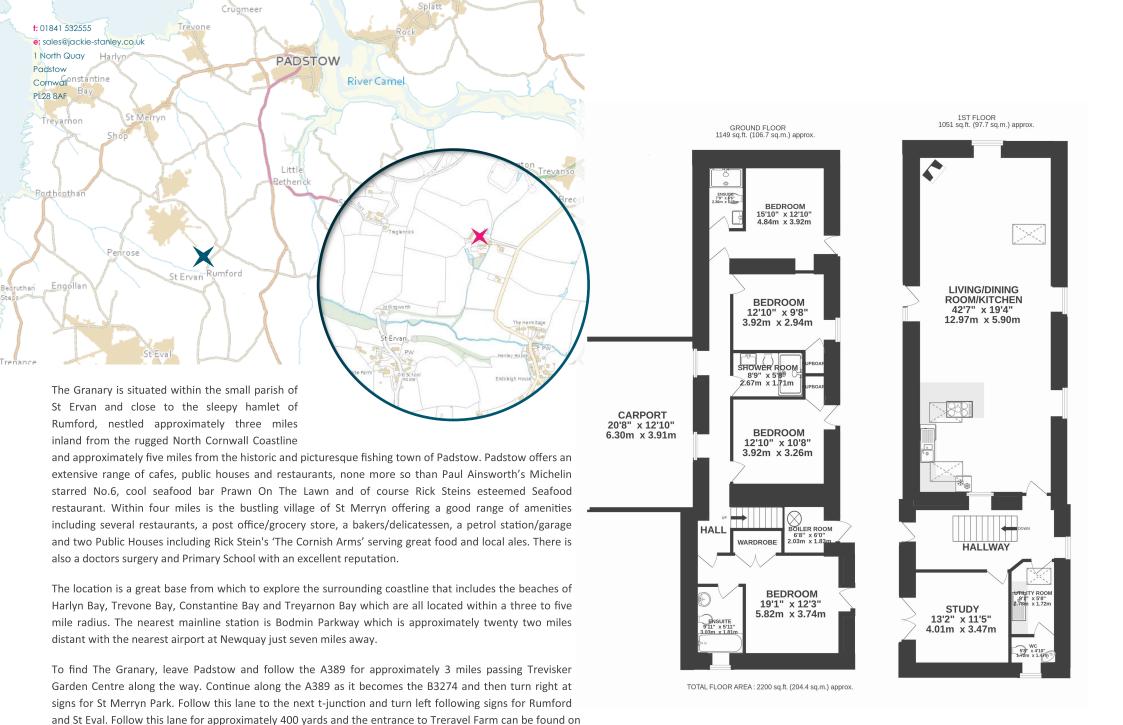
The Granary, St Ervan, PL27 7RS $\pounds950,000$











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