

# Little Carwinnick

Location: near St Austell

Accommodates: 4

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The smallest of the properties at Carwinnick, Little Carwinnick is a beautifully converted barn and is superbly presented by the owners. It is a truly superb place to stay, being centrally heated and double glazed, yet retaining its undoubted character, with oak timber floors and exposed stonework, a newly fitted kitchen and bathroom. Located in a peaceful, yet extremely convenient location at the north end of the Roseland Peninsula, it forms part of Carwinnick which is a small luxury development with a further barn conversion and cottage also on the same site. Carwinnick is superbly positioned for those wanting to visit the Lost Gardens of Heligan or the Eden Project, both of which are less than 20 minutes drive away.

The barn benefits from a sizeable living space with comfortable sofas, a flat screen TV and a fully fitted modern kitchen. There is access onto the patio area with its tables and chairs, ideal for al fresco dining. To the rear of the barn is a large paddock and private bluebell wood and there is plenty of beautiful countryside to explore nearby.

## Accommodation

*First Floor:* Fully fitted kitchen, lounge and dining area

*Ground Floor:* Double bedroom, Twin bedroom, family bathroom with overbath shower.

## Facilities & Services

The property is heated via oil fired central heating. The lounge has a large TV with DVD player. The kitchen has a washing machine, dishwasher, fridge freezer, oven & hob and microwave. Outside, there is a patio with outside furniture and a BBQ.

## Miscellaneous

Electricity, heating, linen and towels are all included. There is plenty of parking for a number of cars on the site. There are lots of good walks in the nearby countryside. Tregony is 3.5 miles away, St Mawes is 14 miles, St Austell is 5 miles and Truro is 10 miles. There are supermarkets in St Austell and good pubs in Tregony & Ruan Lanihorne.

Arrival / Departure is on a Friday



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