



Old Barn & Annexe

Old Barn & Annexe, Tregonetha, St Columb, Cornwall, TR9 6EL



Padstow 9 miles - Wadebridge 9 miles -
Newquay 12 miles

A wonderful character home presented to a high standard throughout using understated elegance as a theme. Complimented by a self contained annexe with separate gardens and access.

- 3D Virtual Tour Available Online
- Sought After Rural Location
- Three Bedroom Character Home
- Self Contained Annexe With Gardens
- Generous Pretty Gardens To Both
- Presented To A High Standard Throughout
- Fully Furnished Option For The Old Barn
- Far Reaching Rural Views
- Strong Income Potential

Guide Price £900,000

SITUATION

Tregonetha is a small hamlet at the head of Tregonetha Downs, a Site of Special Scientific Interest for geologists. Padstow, just 9 miles away, is a popular, traditional harbour town offering many amenities, cafes, bars and famous restaurants.

St Columb Major, a small market town boasting a beautiful church and a number of architecturally important buildings, offers local facilities including doctor and dentist surgeries, a well regarded primary school and a veterinary practice.

The Cathedral City of Truro, 22 miles distant, forms the commercial heart of the county with excellent educational facilities. The rail station at Bodmin Parkway has a mainline connection to London Paddington. Newquay Airport is approximately 7 miles and the A30 trunk road around 4 miles.

THE PROPERTY

This handsome barn conversion is supremely well presented to a high standard throughout with an understated attention to detail, sympathetically fused many original features, a perfect blend of character and contemporary. Reverse level accommodation with a fabulous flow give this property a sense of calm.

The triple aspect sitting room boasts a vaulted ceiling with exposed beams, discreet lighting detail, log burner and a balcony with commanding far reaching panoramic views.

The dual aspect kitchen, bespoke, hand crafted with generous shaker style units, plentiful granite work tops, electric Aga, extractor, integrated two drawer dishwasher, wine chiller and generous draws and versatile storage space. Leading on to the spacious dining room with partial exposed stone walls, stair case to the first floor accommodation.

Two ground floor bedrooms, one of which having a sun/breakfast room with garden views, both conveniently adjacent to the family bathroom comprising a contemporary suite with a bath and over shower, sink with under storage, heated towel rail and WC.

Competing the ground floor is a useful utility room with space and plumbing for appliances, cupboard storage and a unique stainless steel Belfast sink.

The master suite is located on the first floor with the en-suite comprising a bath, separate wet room style shower, sink, heated towel rail and WC. Underfloor heating gives unnoticeable comfort levels throughout this character home.

THE ANNEXE

A versatile dwelling with room for improvement and personalisation, benefiting from it's own private access, gardens and off street parking for multiple vehicles and has a separate council tax band to Old Barn.

This spacious one or potentially two bedroom property has a full kitchen comprising hob, oven, extractor, space and plumbing for appliances. The generous sitting room/dining room with bi fold doors, and a log burner. There is a shower room and additional bathroom both situated to the ground floor. This handsome looking building finished in local stone and Delabole slate is complimented with large mature gardens and lawn areas.

INCOME POTENTIAL

Old Barn currently operates a successful and profitable holiday let with an established repeat customer collective. An award winning retreat with fabulous reviews and a well presented website www.oldbarncornwall.co.uk

The current vendors reside in the annexe and service the property for change overs. The property has considerable advance bookings which can be transferred to new owners if wishing to acquire as an ongoing concern.

OPTIONS WITH SALE

Old Barn has the option to purchase furnishings and contents with some personal items retained, thus allowing a seamless continuation of service if purchasing as an ongoing concern. Also the clients prominent website for Old Barn Tregonetha will be transferred with the sale.

OUTSIDE

Old Barn and Annexe each have their own vehicular access, private gardens and could easily be misconstrued as two totally separate dwellings albeit for a discreet garden gate connecting the two.

Mature gardens with large lawns to each, a selection of Cornish palms, shrubs, hedges and floral borders which have been maintained to a high standard. Constructed to the most part of local granite and Old Barn being part slate hung to the exterior.

SERVICES

OLD BARN - Ground Source Heat Pump, Under Floor Heating throughout, roof mounted solar water panels, Superfast Fibre Broadband, Mains Electricity, Two Electric Car Charge Points, Mains Water, Private Drainage and Double Glazed throughout.

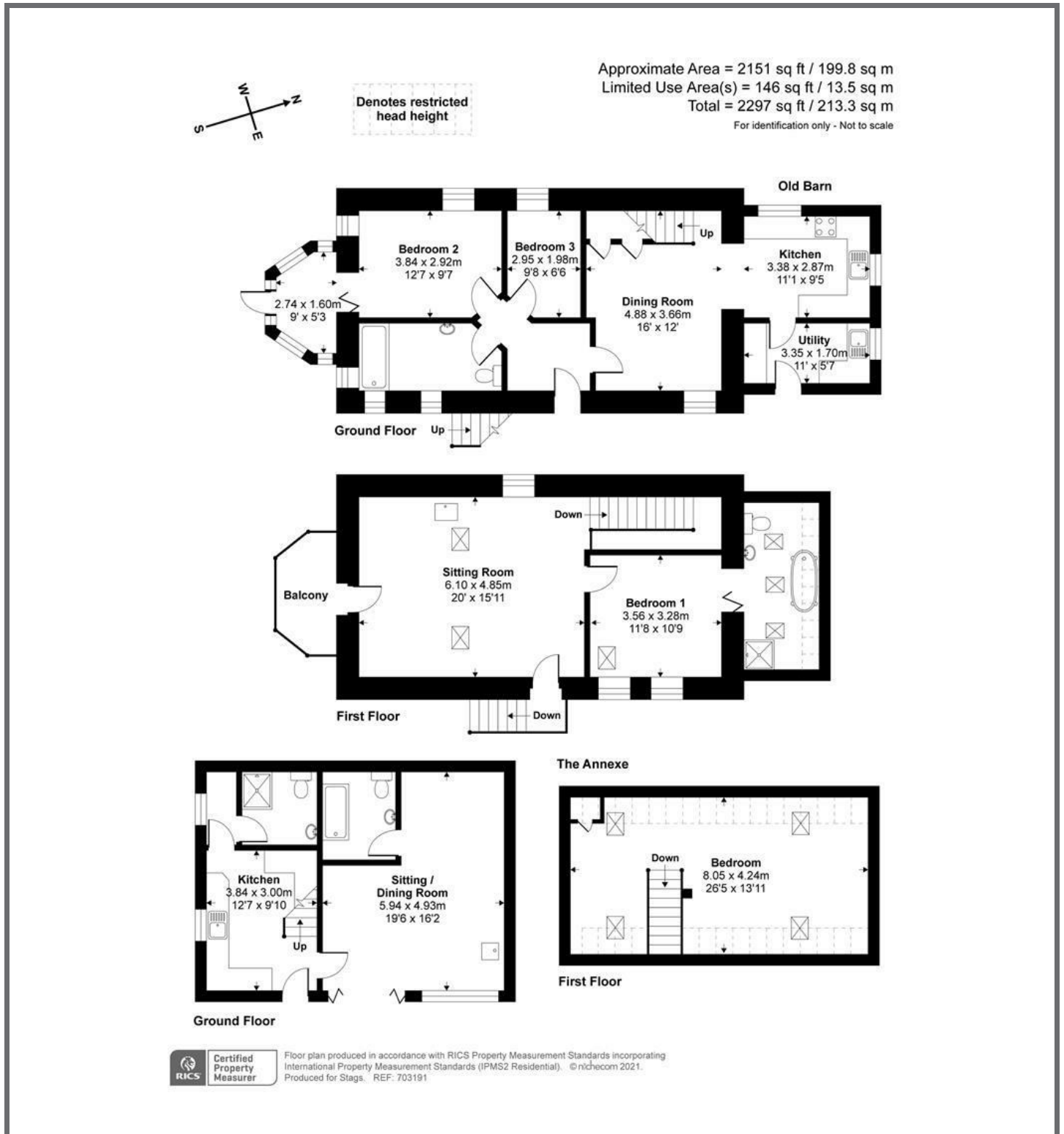
THE ANNEXE - Mains Electricity, Mains Water, Private Drainage, Superfast Broadband and Double Glazed throughout.

Please note the agents have not inspected or tested these services.

DIRECTIONS

From the A30 take the B3274 in the direction of Roche/Victoria. Proceed for about a mile and turn right at the crossroads onto the B3274 towards Padstow and Tregonetha. Just before entering the hamlet of Tregonetha the property is on right hand side via a gated entrance and a For Sale board will be seen.

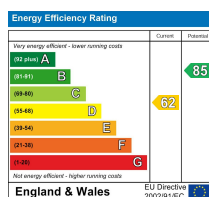




These particulars are a guide only and should not be relied upon for any purpose.

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