




Jackie Stanley
ESTATE AGENTS



Menkee Barns
ST MABYN



On the market for the first time since inception some 20 years ago is Menkee Barns, a quite remarkable and glorious barn conversion lovingly and meticulously completed by our clients in 2005. Menkee is blissfully situated within approximately six acres of pristine gardens, grounds and pasture in a beautiful countryside setting just ten miles from the rugged North coast of Cornwall.

- *Exceedingly Handsome Detached Barn Conversion*
- *Set within Approximately Six Acres of Pristine Gardens, Grounds & Pasture*
- *Four En-Suite Double Bedrooms*
- *Immaculate Two Double Bedroom Annexe*
- *30 Foot Studio/Workshop with Vaulted & Beamed Ceiling*
- *Over 4,250 Square Feet of Elegant Accommodation*
- *On the Market for the First Time*
- *Located In a Stunningly Tranquil Countryside Setting*

Part of the ancient and historic Colquite Estate, Menkee Barns began life as a working dairy farm and the original stonework, granite detailing and internal beams form the basis of this striking conversion. Throughout the 4,264 square feet is a sense of elegance and tranquillity with light and space in abundance. The living room, for instance, is over 40 feet in length with a wonderfully high ceiling and gas burner at one end. The staircase and welcoming entrance hall are noteworthy features, as are the hardwood double glazed windows and external doors. We must not forget the study/office, pertinent for today's working culture.





The kitchen has a farmhouse feel, an oil fired Aga within a deep alcove and timber lintel sets the scene. Shaker style cabinets and drawers and a walk in larder just add to the appeal. There is even a separate utility room with cloakroom and interconnecting door to the annexe.

The first floor accommodation has no less than four genuine double bedrooms each with a unique en-suite, one of which has a jack and jill arrangement. The landing is a feature in itself, a tall window framing the front gardens perfectly.

The annexe, known as The Byre, has extremely well presented and comfortable accommodation with two en-suite double bedrooms, an open plan living space, dining area, fully fitted and equipped kitchen and underfloor heating.





The Byre has its own private courtyard garden and a view across the manicured lawns of Menkee. Currently successfully holiday let, The Byre would provide an income or accommodate a dependant relative. Attached to the Byre is a 30 foot studio/workshop with vaulted and beamed ceiling and underfloor heating, a fantastic space with potential for conversion into further accommodation—subject to planning permission of course.

Menkee Barns can be found at the end of a private lane with just one near neighbour. The gardens and grounds extend to almost two acres while the adjacent paddock







constitutes approximately four acres of open pasture. The properties sit proudly between swathes of manicured lawn with a huge array of mature and established plants, shrubs and tall trees. There is a large parking area and a detached store/workshop tucked away to one side away from the property.

Services to the property include mains water and electricity, an oil fired central heating system, private drainage and broadband. EPC rating D. Council tax band E.

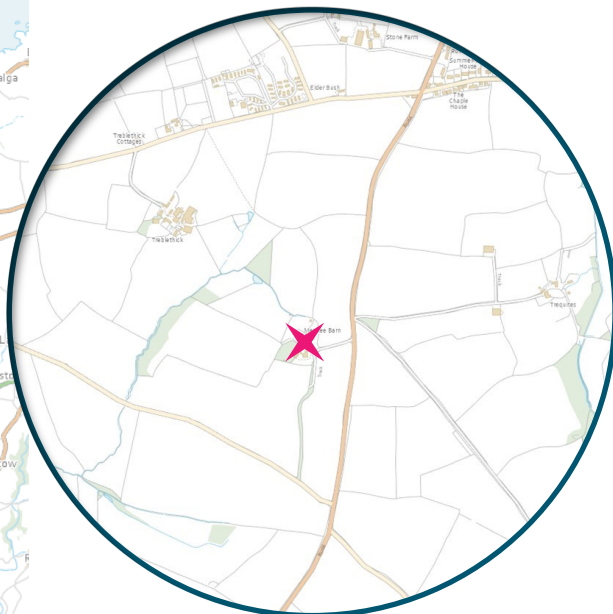
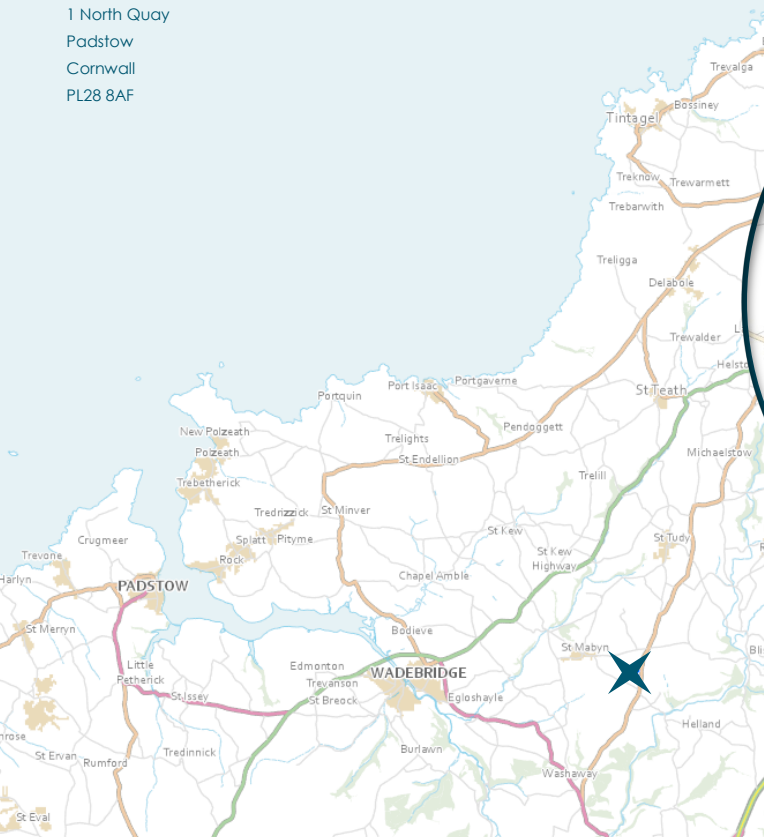
Menkee Barns is perfectly placed for exploring North Cornwall's renowned surfing beaches and myriad of rocky coves, rugged cliffs and pretty fishing villages. Polzeath, Port Isaac, Boscastle,

Menkee Barns, St Mabyn, PL30 3DD

£1,500,000



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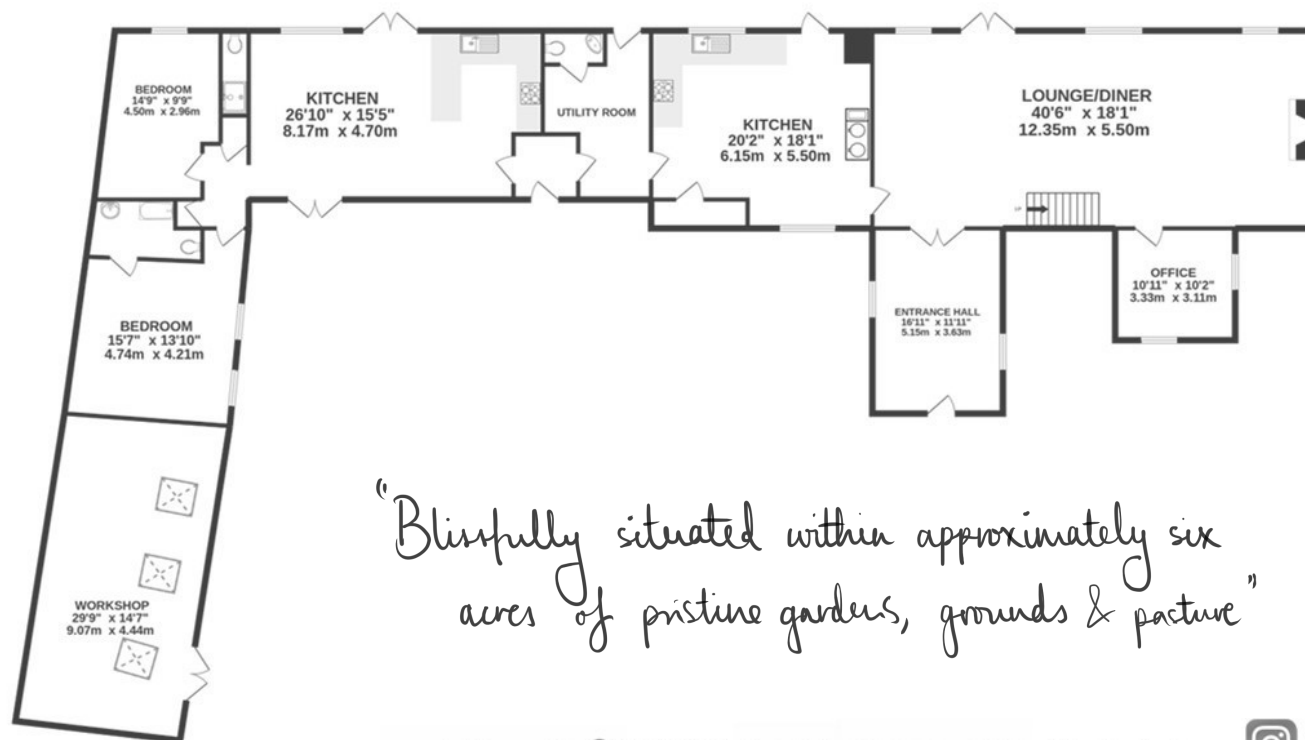


TOTAL FLOOR AREA : 4264 sq.ft. (396.1 sq.m.) approx.

1ST FLOOR
 (128.1 sq.m.) approx.
 1379 sq.ft.



GROUND FLOOR
 2885 sq.ft. (268.0 sq.m.) approx.



Tintagel, Padstow and Newquay are all within a 30 minute drive with the nearest just 8 miles distant. Wadebridge and Bodmin at six miles distant are the nearest towns with extensive amenities. The nearest mainline station is Bodmin Parkway which is approximately ten miles distant with the nearest airport at Newquay nineteen miles away. Close by is the A30 trunk road providing easy access to the entire South West and all that Cornwall has to offer.

To find Menkee Barns, from the A389 road between Wadebridge and Bodmin take the B3266 towards Camelford. Continue along this road for approximately two miles passing the left hand turning to St Mabyn. The entrance to Menkee Barns can be found approximately a quarter of a mile further along on the left hand side. The postcode for satellite navigation is PL30 3DD. What3words: mooring.garlic.trifle

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