

St Petroc's Barns

ST. ERVAN



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ESTATE AGENTS

- 
- *Exquisite Four Bedroom Detached Barn Conversion of over @@@@ Square Feet*
 - *Meticulously, Skilfully & Sympathetically Converted with Showstopping 37 Foot Living/ Kitchen/Dining Room*
 - *Beautiful Gardens & Grounds Approaching an Acre*
 - *Detached Two Bedroom Guest Barn & One Bedroom Studio Annexe with Excellent Letting History & Versatility*

- *Contemporary Fully Equipped Kitchen, Three Stylish Bathrooms, Wood Burning Stove & Underfloor Heating*
- *Separate Home Office, Utility Room & Master Suite including Dressing Room & En-Suite Shower Room*
- *Range of Unique Outbuildings including Triple Bay Carport, Large Workshop & Store, Bespoke Summer House & WWII Air Raid Shelter*
- *Idyllic Rural Position Close to Picturesque Padstow & the Revered Beaches of the North Cornish Coast*

Set amidst the rolling Cornish countryside just a short drive from Padstow and the revered golden beaches of the seven bays of North Cornwall, St Petroc's Barns is a substantial and beautifully appointed four bedroom detached residence complemented by two further dwellings and a range of unique outbuildings. Meticulously, skilfully and sympathetically converted, the property offers a rare blend of historic charm, contemporary quality and exceptional lifestyle flexibility.







Notably, St Petroc's Barns is set within almost an acre of beautifully landscaped gardens and grounds, which include a triple bay carport, a bespoke summerhouse, a traditional stone-built workshop/storeroom, and a repurposed World War II air raid shelter, a rare and atmospheric feature that adds historic charm and character to the property.

The main house is full of character and finished to an exceptional standard throughout. On entering, one is welcomed into a spacious reception hall with large slate flooring underfoot, a practical and visually striking feature that runs throughout the entire ground floor. This central space, currently arranged as a living area, is enhanced by bespoke fitted bookcases and a wide spiral staircase that gently ascends to the first floor.





At the heart of the home lies an impressive 37 foot open plan living/kitchen/dining, a truly showstopping space designed for relaxed living and entertaining. High vaulted ceilings with exposed beams create a sense of grandeur, while a semi circular wood burning stove designed by Jotul with a matching curved chimney breast adds both visual impact and warmth. The kitchen area is beautifully appointed and contemporary with a range of navy blue cabinets and drawers, contrasting granite worktops and high specification appliances including an Aga, electric oven and hob, dishwasher, and tall fridge. A central island doubles as a breakfast bar, making the space as functional as it is impressive. Tucked beyond the living area is a separate home office with private external access, ideal for working from home. Also on the ground floor is a spacious double bedroom with en-suite shower room and access to the rear garden, offering glorious views over the neighbouring fields. The ground floor is complemented by a spacious, modern utility room featuring a ladder freezer, two pull-out pantry units and a large pantry cupboard. A boot room and a cloakroom with WC complete the accommodation.

Up on the first floor, the property continues to impress with three beautifully proportioned bedrooms, including a spacious master suite. A particular highlight is the reclaimed hardwood flooring, formerly part of a Royal Navy gymnasium lending a rich sense of heritage and quality. The master bedroom features a small balcony and leads directly into the garden via stone steps, along with a dressing room fitted with built-in wardrobes and a stylish en-suite shower room. A modern family bathroom serves the remaining bedrooms.



Beyond the main residence, St Petroc's Barns offers superb flexibility in the form of two additional detached dwellings. The Cow Shed is a delightful single storey, completely self contained two bedroom barn conversion finished to the same high standard and ideal for guests, family members, or holiday letting. Attached to The Cow Shed is The Cart Barn, a fully self contained studio with its own kitchen and shower room, again ideal for further guest accommodation.

St Petroc's Barns, St Ervan

PL27 7SZ £1,495,000



St Petroc's Barns is accessed via a set of impressive timber gates, opening onto a huge paved driveway that leads to a generous parking area in front of the main barn. A central turning circle sits beside the barn, offering easy access to the triple bay carport and workshop/store enhancing the sense of arrival. The formal gardens, mainly laid to level lawn with mature planting and Cornish hedge borders, lie to the south and west of the property. This expansive, flat space is ideal for children to play or for hosting alfresco dinners. Nestled to the rear is a patio terrace, home to a very cool bespoke summerhouse complete with a wood burner and its own bar – a perfect spot for outdoor dining or relaxing in the shade. There is a small tractor storage shed located within the grounds, perfect for a ride-on mower. A walled kitchen garden features a range of mature fruit trees, numerous fruit cages, a greenhouse and a timber shed — a productive and beautifully kept area, thoughtfully created and used. Hidden within the grounds is the aforementioned concealed World War II air raid shelter, now serving as a distinctive and atmospheric storage space with a roof terrace above offering some pleasant views across countryside.



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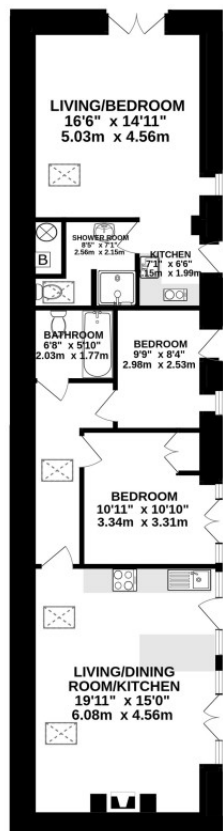


Set in beautifully maintained gardens with open countryside views, and located within easy reach of the beaches and culinary delights of Padstow, St Petroc's Barns is a home of rare individuality and substance. Whether you're seeking a permanent residence, multigenerational home or elegant rural escape with guest accommodation, this outstanding property offers both soul and sophistication in equal measure.

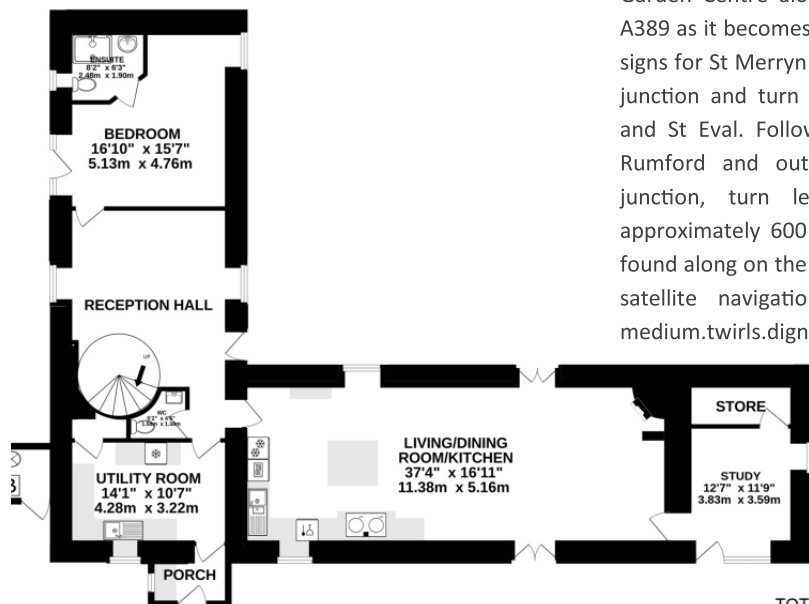
Services to the property include mains water and electricity, private septic tank drainage and an oil fired underfloor heating system. EPC rating TBC. Council tax band G. Ofcom indicate ultrafast broadband connectivity. Ofcom indicate 5G mobile coverage.

St Petroc's Barns is located in the peaceful parish of St Ervan, close to the sleepy hamlet of Rumford and lies just three miles inland from the dramatic North Cornwall coastline. The historic harbour town of Padstow is approximately five miles away, offering a vibrant mix of cafés, pubs, and acclaimed restaurants — including Paul Ainsworth's Michelin-starred No.6, laid-back Prawn On The Lawn, and Rick Stein's iconic Seafood Restaurant. Just four miles from the property, the bustling village of St Merryn provides a range of everyday amenities, including a post office/grocery store, bakery/delicatessen, petrol station, and two welcoming pubs — notably Rick Stein's The Cornish Arms, renowned for its excellent food and local ales. The village also benefits from a well-regarded primary school and a doctors' surgery. This location is ideally placed for exploring some of Cornwall's most celebrated beaches, including Harlyn Bay, Trevone Bay, Constantine Bay, and Treyarnon Bay — all within a 3–5 mile radius. For wider travel connections, Bodmin Parkway mainline station is approximately 22 miles away, while Newquay Airport can be reached in just 7 miles, offering both convenience and connectivity in a tranquil rural setting.

GROUND FLOOR
894 sq.ft. (83.1 sq.m.) approx.

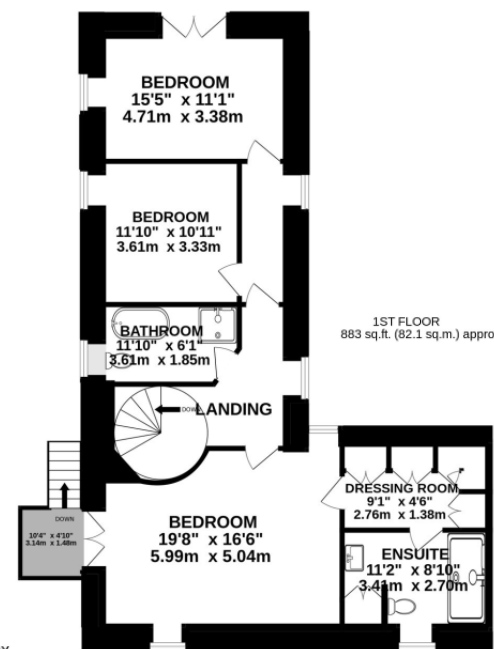


GROUND FLOOR
1397 sq.ft. (129.8 sq.m.) approx.



To find St Petroc's Barns, leave Padstow and follow the A389 for approximately 3 miles passing Trevisker Garden Centre along the way. Continue along the A389 as it becomes the B3274 and then turn right at signs for St Merryn Park. Follow this lane to the next junction and turn left following signs for Rumford and St Eval. Follow this lane all the way through Rumford and out the other side. At the next junction, turn left and follow the lane for approximately 600 yards. St Petroc's Barns can be found along on the right hand side. The postcode for satellite navigation is PL27 7SZ. What3words: medium.twirls.dignify

TOTAL FLOOR AREA : 2280 sq.ft. (211.9 sq.m.) approx.



1ST FLOOR
883 sq.ft. (82.1 sq.m.) approx.

TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.

