



Trevorrick Barn



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St. Issey, Wadebridge, PL27 7QH

Padstow 5 Miles - Wadebridge 5.5 Miles - Trevone Bay 5.3 Miles

A beautifully presented five bedroom, detached converted barn on the outskirts of St Issey and moments from the Camel Estuary.

- Detached Barn
- Four Reception Rooms
- Generous Gardens
- Stone Triple Garage
- Freehold
- Five Bedrooms
- Character Features
- Ample Parking
- Oak Framed Garage & Carport
- Council Tax Band: D

Guide Price £1,350,000

SITUATION

The property is located in Trevorrick, a picturesque hamlet on the outskirts of St Issey. It is surrounded by an array of scenic countryside walks leading down to the popular Camel Trail and Camel Estuary, perfect for dog walkers or keen ramblers. St Issey boasts a variety of local amenities including the well renowned C Of E Primary School, village hall, The Journeyman Restaurant and church dating back before the 1800's. The award winning Pickwick Inn and restaurant is within 1 mile of the property and nearby, The Ring O' Bells, a traditional 17th century Cornish Inn, offers heart warming meals made with locally sourced produce and a welcoming community feel. Within 5.5 miles is the popular market town of Wadebridge, Padstow fishing port and the famous Seven Bays. Newquay airport is 12.5 miles away with regular scheduled flights to both domestic and international destinations. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth. Access to the A30 can be gained at Bodmin connecting the cathedral towns of Truro and Exeter.

DESCRIPTION

Set in a peaceful location and area of outstanding natural beauty, Trevorrick Barn is a beautifully presented character property on the outskirts of St Issey with access to the Camel Trail and Estuary. The property was once a former Cornish Round-House, converted in the mid 1990s and has since been extended by the current owners offering a generous and versatile living space. It's character features include exposed beams, exposed stone walls and inglenook fireplaces with log burning stoves.



ACCOMMODATION

Upon entering the property, you are greeted with the kitchen/breakfast room offering a range of solid wood base and wall units, pantry cupboards, electric Aga, electric oven and hob, composite sink and a built-in fridge, freezer, washing machine and tumble dryer. From the kitchen/breakfast room is the sitting room which was once a former round-house offering panoramic views of the garden and a feature log burner. The dining room boasts a large stone fireplace with log burning stove and slate hearth and provides access to the rear patio and second sitting room. The generous second sitting room also has a large stone fireplace with log burning stove and has access to the inner hall, the sun room and stairs to Bedroom One. The primary bedroom is a large double room with built-in wardrobes and an en-suite offering a double ended bath with handheld shower, wall-hung vanity basin and low level WC.

The inner hall leads to the shower room and two bedrooms. The shower room benefits from a walk-in waterfall shower, wash-hand basin, low-level WC and cupboard housing the water cylinder. The two bedrooms both have built-in wardrobes and velux windows. The sun/garden room was a later addition to the property and provides a fantastic reception area with oak veneer flooring, underfloor heating and sliding doors opening to the rear patio. From the sun room are a further two double bedrooms and shower room. Both bedrooms have built-in wardrobes and the shower room benefits from an electric walk-in shower, wash-hand basin and low level WC.

OUTSIDE

On approach to the property is a gated gravel driveway with parking for multiple vehicles, an oak framed garage with a car port, light and power and a stone triple garage with light, power and plumbing. The property benefits from a generous wrap-around garden, mostly laid to lawn with an array of mature shrubs, bushes, trees and a raised vegetable bed. A paved pathway leads around to the rear of the property where there is a slate paved patio with a brick BBQ, perfect for entertaining.

SERVICES

Mains electricity and water. Electric heating, underfloor heating in the sun room and three log burners. Septic tank private drainage Broadband availability: Ultrafast. Mobile Phone Coverage: Voice and Limited Data. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendors appointed agents, Stags.

DIRECTIONS

From Wadebridge, drive to the top of West Hill and at the roundabout take the first exit on to the A39. After 1.2 miles take the right turning signposted towards Padstow and continue for a further 1.6 miles to the village of St Issey. Take the first right hand turning as you approach the village, signposted towards Trevance and after 0.3 miles turn left at the sign for the Pickwick Inn. After 0.8 miles follow the road around to the left and after a further 0.2 miles the property is located on your right hand side.

What3Words: [///storybook.elevated.intricate](#)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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