



## The Old Grain Store , St. Eval, Wadebridge, Cornwall, PL27 7UP

A TRULY STUNNING SMALLHOLDING IN GROUNDS OF JUST OVER 2.5 ACRES, TO INCLUDE A BEAUTIFUL DETACHED REVERSE LEVEL THREE BEDROOM MAIN HOME AND A DETACHED ANCILLARY ANNEX. GORGEOUS MATURE GARDENS, PLENTY OF PARKING, A LARGE REAR Paddock, AND INCREDIBLE COUNTRY AND COAST VIEWS.

£899,950  
Freehold

our ref: CNN7863



# KEY FEATURES



5

- SMALLHOLDING SET WITHIN 2.5 ACRES
- THE ULTIMATE LIFESTYLE HOME
- DETACHED FAMILY HOME AND DETACHED ANCILLARY ANNEX/GARAGE



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- BEAUTIFULLY, SYMPATHETICALLY AND FULLY REFURBISHED



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- LARGE REAR PADDOCK AND GORGEOUS MATURE GARDENS
- ROLLING PANORAMIC COUNTRY AND COASTAL VIEWS
- WOW FACTOR NEAR 8 METRE FIRST FLOOR LIVING ROOM
- 3 DOUBLE BEDROOMS WITH MASTER ENSUITE

Energy rating (EPC) **D**

Council tax band: **D**

- QUIET COUNTRY HAMLET BETWEEN NEWQUAY AND PADSTOW
- APPROXIMATELY 2.7 MILES FROM MAWGAN PORTH

# SUMMARY

The Old Grain Store is a delightful smallholding set within its own grounds of just over 2.5 Acres, surrounding by rolling countryside on all sides with the gorgeous rugged North Cornish coastline providing a striking backdrop in the distance. The views are some of the very best, incorporating miles of open farmland and plenty of landmark sea views.

A traditional Cornish farm hamlet, just west of Engollan on the outskirts of the postcode catchment of St Eval. Having nothing more than a few neighbouring properties, this amazing home offers the best of rural living in a near coast location. The much in demand Mawgan Porth is only 2.7 miles away and in this respect is the closest beach but travel a little further and there are plenty of golden beaches and hidden coves to explore from Newquay to Padstow all of which can be reached easily within a short car journey.

Newquay and Padstow to which this property is pretty much positioned equidistant between need no introduction; easily two of the most renowned and popular coastal towns in all of Cornwall, drawing tourism from all over the world year after year. There is so much to do whether on a short break or living as a resident from riding some of the most challenging surf breaks in Newquay to eating in one of Rick Steins many famous restaurants in Padstow.

The Old Grain Store is a lifestyle home like no other in the one of the best locations in North Cornwall. Don't take our word for it, come, and take a look for yourself! - No ongoing chain.

This gorgeous home has been practically rebuilt in recent years from a selection of near derelict old farm buildings to the stunning family home it is today. A highly flexible property with both the main house and the ancillary detached second dwelling, as well as lush mature gardens and a large rear paddock, it truly is the total package, with so many options for almost every type of buyer.



As you drive into the hamlet you immediately feel calm and relaxed with the pace of life a location such as this offers. The panoramic views provide the most incredible first impression, which is only enhanced as you pull onto the large gravel driveway of the main home; A gorgeous period detached property that incorporates stunning character features, beautifully blended with modern comforts to create a spacious, luxury, 21st century residence.

An attractive storm porch entrance leads into the family kitchen/diner, rustic oak beams and a feature accent wall enhance the charm. The kitchen has a full range of light matt finish shaker style units incorporating solid oak worksurfaces, on trend brushed brass handles and an inset butler style sink. In addition to this there is a large, recessed range oven under a gorgeous chunky oak mantle and there is space for a family size dining table. Separately from the kitchen is a large utility room with useful back door and plenty of space/plumbing for additional white goods.

The wonderful twist to this home now unfolds owing to its contemporary reverse level design. There are three good size double bedrooms including a lavish master ensuite and the main family bathroom all situated on the ground floor. The two largest bedrooms both benefit from French style patio doors, and both the bathroom and ensuite enjoy a consistent design theme to include stunning Travertine style tiling. The bathroom has an opulent suite in a modern, yet traditional style with feature claw foot roll top bath and pull chain WC.

Ascending to the first floor is an exciting experience, as the entire first floor dedicated to one large open plan living space. Measuring nearly 8 metres in length but feeling even bigger thanks in part to its wow factor open vaulted ceilings and exposed beams. The room is flooded with light from multiple aspect windows which includes not one, but two Juliet balconies. Tucked neatly into one corner is a cosy wood burning stove for all the family to enjoy, and my gosh the views of offer from this elevated vantage are genuinely breath-taking!

Outside this home has lush mature gardens including various strategically placed seating areas to enjoys the views, predominantly laid to lawn they are open, useable and a real sun trap at all parts of the day. In front of this there is a large, gravelled driveway for safe off-street parking.

A secondary larger driveway provides access to the detached annex. Already as good as self-contained this provides another great option for buyers seeking ancillary accommodation for dependant relatives or similar (subject to the required consents) This building is more modern than the main in both age and style. It benefits from two great size double bedrooms, a comfortable living room, modern fitted bathroom, and a large open plan space/garage. This area has large double opening doors.

Behind the pair of buildings sits the paddock, which takes up the majority of the 2.5 acres of this smallholding. Gently rising to the rear and so big, you feel slightly out of puff walking all the way to the top, only to turn around and marvel at the incredible views over the home itself and out across the country and sea. Bound to be of particular interest to equestrian enthusiasts, undoubtedly there is great potential to build stables for horses/ponies and/or small livestock, again subject to the usual consents.

The main home has been utilised as a high-end successful holiday let and as such all is sold with vacant possession and no ongoing chain. Viewing absolutely essential. Agent's notes: Preliminary property details, awaiting Vendor verification.

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## ADDITIONAL INFO

Utilities: Mains Electric. Private Water, Drainage & Gas (LPG)

Broadband: Fibre. For Type and Speed please refer to Openreach website

Mobile phone: Available. For best network coverage please refer to Ofcom checker

Parking: Very large driveway Heating and hot water: LPG Central Heating for both.

Accessibility: Level plot with slightly sloped paddock.

Mining: Standard searches include a Mining Search.





# FLOORPLAN & DIMENSIONS

All measurements are approximate

## Main House

### Kitchen

16' 1" x 16' 0" (4.90m x 4.87m)

### Laundry Room/Utility

5' 9" x 12' 5" (1.75m x 3.78m)

### Bedroom Three

8' 10" x 14' 8" (2.69m x 4.47m)

### Hallway

6' 10" x 3' 3" (2.08m x 0.99m)

### Master Bedroom

10' 2" x 16' 7" (3.10m x 5.05m)

### Ensuite

6' 10" x 3' 11" (2.08m x 1.19m)

### Bedroom Two

9' 10" x 16' 6" (2.99m x 5.03m)

### Living Room

25' 5" x 14' 10" (7.74m x 4.52m)

## Annex

### Garage

8' 8" x 8' 8" (2.64m x 2.64m)

### Breakfast Room

13' 1" x 8' 8" (3.98m x 2.64m)

### Storage

4' 3" x 8' 7" (1.29m x 2.61m)

### Hallway

14' 11" x 3' 2" (4.54m x 0.96m)

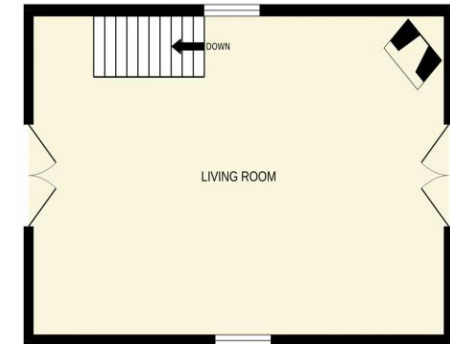
### Lounge/Diner

11' 9" x 18' 4" (3.58m x 5.58m)

GROUND FLOOR



1ST FLOOR



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