



## Old Stables, Trugo Farm, Newquay, Cornwall, TR8 4LX

A CHARMING BARN CONVERSION IN A PICTURESQUE RURAL LOCATION, PART OF AN EXCLUSIVE COURTYARD DEVELOPMENT, OFFERING SPACIOUS THREE-BEDROOM ACCOMMODATION, STUNNING PANORAMIC COUNTRYSIDE VIEWS, AND CONVENIENT OFF-ROAD PARKING.

£365,000  
Freehold

our ref: CNN7597

## KEY FEATURES



3

- BEAUTIFULLY CONVERTED BARN
- SPACIOUS THREE-BEDROOM ACCOMMODATION



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- BREATHTAKING COUNTRYSIDE VIEWS



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- EXCLUSIVE COURTYARD DEVELOPMENT
- MODERN YET CHARACTERFUL INTERIOR
- LUXURIOUS MASTER ENSUITE BEDROOM
- STUNNING SHAKER-STYLE KITCHEN

Energy rating (EPC) **D**

Council tax band: **C**

- COSY LIVING ROOM WITH LOG BURNER

- SUNNY WEST-FACING GARDEN
- TWO OFF-ROAD PARKING SPACES

## SUMMARY

Nestled just over six miles from the bustling coastal town of Newquay and conveniently located off the A392 near White Cross, Trugo Farm offers the perfect blend of countryside tranquillity and easy access to the charming nearby villages of Indian Queens, Fraddon, and St Columb Road. Surrounded by picturesque open countryside, this idyllic setting is the backdrop for the stunning Old Stables, a beautifully crafted barn conversion within an exclusive courtyard development of just seven properties.

Old Stables boasts an attractive granite stone exterior, blending modern luxury with timeless character. Step inside to find spacious, stylish accommodation that's designed for both comfort and aesthetic appeal.

Upon entry, the generous hallway leads to two double bedrooms, both offering breathtaking views of the surrounding countryside. These bedrooms share a beautifully appointed shower room, featuring sleek white sanitaryware and on-trend black fixtures for a chic, monochrome look. The heart of the home is the stunning kitchen/diner, a light-filled space that has been elegantly refurbished with a matte-finish shaker kitchen in forest green. High-end Minerva composite worktops and integrated appliances complete the contemporary feel. A large opening from the kitchen leads to a cosy sunroom, offering incredible views, additional living space, and access to the garden.



Upstairs, the design becomes even more captivating with a semi-vaulted living room. Here, dual-aspect windows flood the space with natural light, while a charming log burner provides a cosy focal point. The adjacent side area is perfect for a home office, ideal for those who work remotely. Completing the upper floor is the luxurious master suite- a spacious king-size bedroom with an opulent ensuite bathroom. This sanctuary features a traditional roll-top bath with claw feet, a contemporary rainfall shower, a period-style WC, and a stunning reclaimed vanity unit with inset bowl sink.

Throughout the property, wooden-style double-glazed windows and mains gas central heating ensure comfort and efficiency.

Outside, the enclosed rear garden offers a sunny, west-facing aspect with panoramic countryside views that are simply breathtaking. An elevated deck, featuring sleek glass and steel railings, is the perfect spot to take in the scenery. A small set of steps leads down to a low-maintenance patio area, bordered by mature hedging for privacy.

Old Stables also benefits from two allocated parking spaces in a private residents' car park, accessed via a charming walk-through courtyard.

The property is freehold, not listed, and is outside of any conservation area, offering buyers the flexibility to use it as they wish. Whether you're looking for a primary residence, a second home, or an investment property—this would make an ideal lock-up-and-leave holiday let.



Additional Information: There is a communal estate charge, currently around £1,000 annually, which covers the maintenance of shared areas, including the access driveway, courtyard, residents' car park, and private drainage system. This charge may vary slightly year to year based on actual costs.

Old Stables is a perfect blend of rural charm and modern convenience—an exquisite opportunity for homebuyers or investors alike.

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## ADDITIONAL INFO

Utilities: Mains Electric, Gas and Water. Private Drainage

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

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

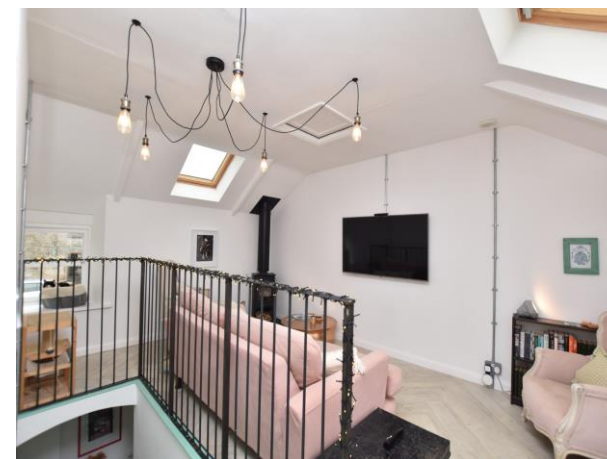
Parking: Allocated space x2

Heating and hot water: Gas Central Heating for both

Accessibility: Level at Entrance

Mining: Standard searches include a Mining Search.

Estate Management Charge: Circa £1000 per year



# FLOORPLAN & DIMENSIONS

All measurements are approximate

## Hall

13' 6" x 3' 6" (4.11m x 1.07m) plus stairs

## Kitchen/Diner

15' 9" x 10' 9" (4.80m x 3.27m) L-Shaped Max Measurements

## Sun Room

10' 5" x 4' 8" (3.17m x 1.42m)

## Bedroom 1

8' 9" x 6' 7" (2.66m x 2.01m) plus recess for door

## Bedroom 2

8' 10" x 6' 7" (2.69m x 2.01m) Plus recess for door

## Shower Room

7' 3" x 2' 7" (2.21m x 0.79m)

## First Floor Landing

## Open Plan Living Room

16' 0" x 10' 10" (4.87m x 3.30m) Max Measurements incl Stairwell

## Snug Room

6' 1" x 6' 0" (1.85m x 1.83m)

## Master bedroom

14' 10" x 9' 6" (4.52m x 2.89m)

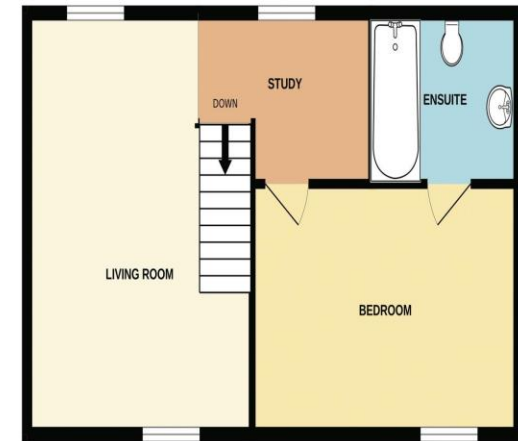
## En-suite Bathroom

8' 5" x 5' 11" (2.56m x 1.80m)

GROUND FLOOR



1ST FLOOR



## LIKE TO KNOW MORE?

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