




ROHRS & ROWE



The Old Barn
Tregaddock
St Mabyn
PL30 3DE

- Barn conversion
- Adjoining open farmland
- 3 bedrooms
- Kitchen / breakfast room
- Sitting room
- Ground floor office
- 1.75 acres of beautifully landscaped gardens and grounds
- 1 bedroom detached annexe
- Double garage
- 1 bedroom annexe
- Timber stables
- South facing
- Large parking area
- EPC F
- Council Tax Band G



ROHRS & ROWE



A BEAUTIFULLY LOCATED DETACHED BARN CONVERSION SET WITHIN LARGE GARDENS AND GROUNDS OF CIRCA 1.75 ACRES





PROPERTY

Offered for sale for the first time in nearly 25 years, to close an estate and with onward chain, a beautifully located detached barn conversion set within large gardens and grounds of circa 1.75 acres, offering highly flexible 4/5 bedroom accommodation. The main detached residence provides 3 bedrooms and a separate annexe

This attractive, southerly facing, former barn was converted to a high standard during the 1990's and it has been in the same ownership and a much loved home for nearly 25 years. The interior is well presented and maintained throughout, but its fixtures are of the period of the original conversion and so it would now benefit from some updating. It enjoys a great sense of privacy as it is accessed via a private driveway and it is also very well screened from its nearest neighbour, that is located to the north. Set within large gardens and grounds, that offer immense space for potentially extending the main accommodation in numerous ways, subject to all necessary and requisite consents. Beyond the main southerly gardens, which include a greenhouse and an orchard, is a large grassed paddock and there is a very useful and well maintained 30' stable building, constructed from stable, with timber clad exterior. On the eastern side of the barn, positioned between the house and the public highway is a further large and open area of lawn.

Approached from the parking area via a large and enclosed entrance porch, the accommodation is arranged over two storeys, with the ground floor offering a slightly larger L-shaped layout. The layout is flexible as the main barn has 2 bedrooms and 2 bathrooms located on the first floor and the third bedroom and shower room is located on the ground floor. The third bedroom has been used as an office.



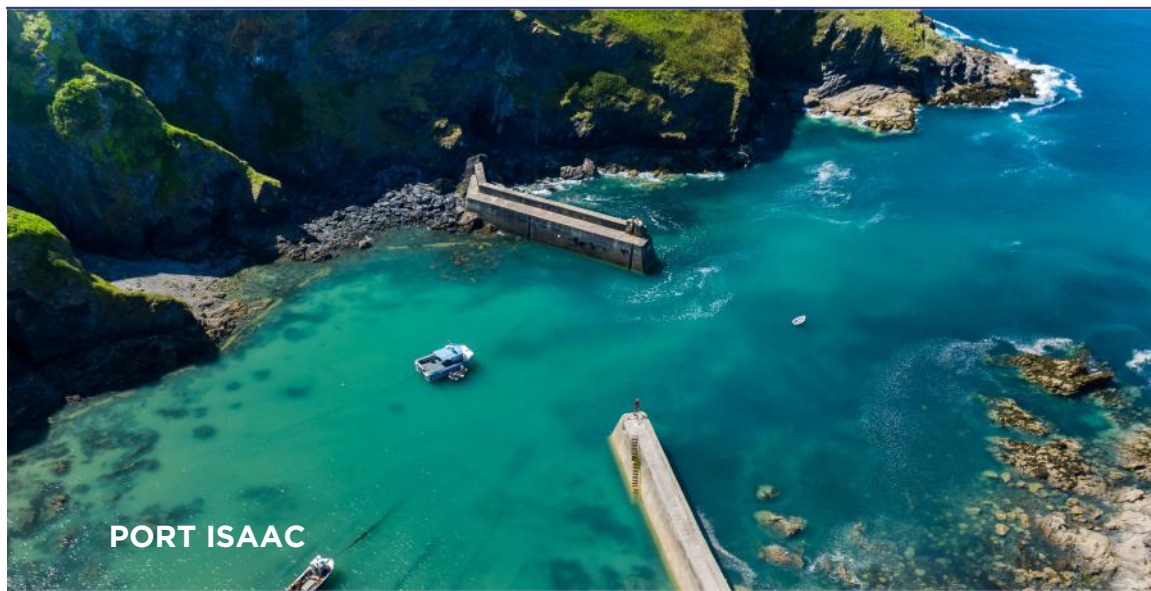




PADSTOW



CAMEL ESTUARY



PORT ISAAC



ROCK

LOCATION

St Mabyn is located just over 4 miles from the highly regarded town of Wadebridge and approximately 7 miles inland from the magnificent North Cornwall coast. The village enjoys excellent facilities that includes a primary school, community village store and post office, The St Mabyn Inn pub and a beautiful village church.

Wadebridge offers a range of shops, restaurants, sports facilities, primary and secondary schooling. The Camel Estuary meanders its way through the town with the Camel Trail cycle path running along its banks, leading downstream to Padstow where the spectacular mouth of the estuary meets the Atlantic Ocean.

GARDENS

The property is approached from the public highway via a private driveway, that provides space for numerous cars and that leads to the double garage. The main gardens have a wonderfully established and mature feel with the main areas being laid mostly to lawn, with many beautiful specimen trees and shrubs positions within borders that are interspersed around the lawns. Beyond the main gardens is a large vegetable patch, containing a greenhouse and timber shed.





The Old Barn, Tregaddock, St. Mabyn, Bodmin, PL30 3DE

Approximate Area = 1627 sq ft / 151.2 sq m

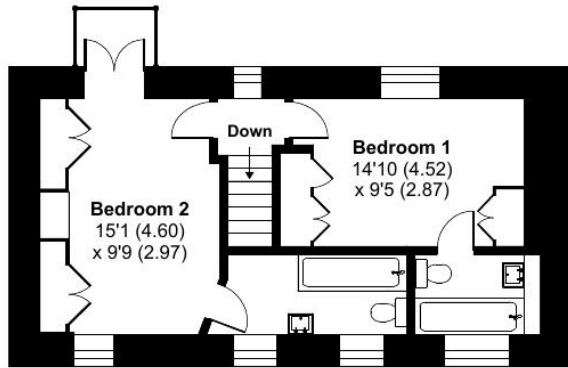
Garage = 343 sq ft / 31.9 sq m

Annex = 561 sq ft / 52.1 sq m

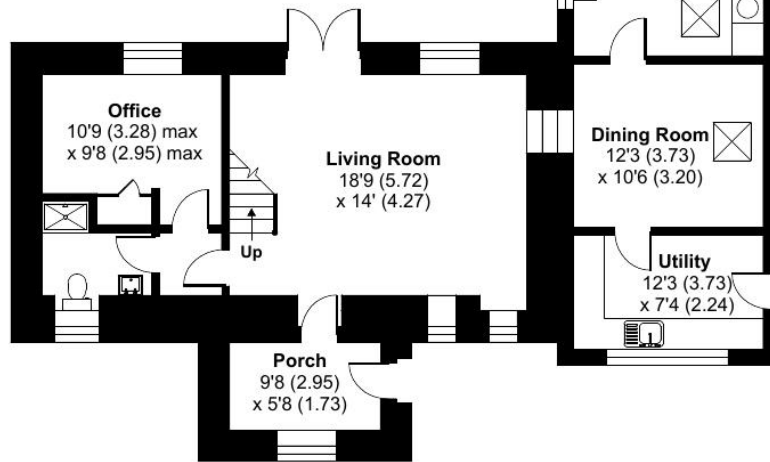
Outbuilding = 530 sq ft / 49.2 sq m

Total = 3061 sq ft / 284.4 sq m

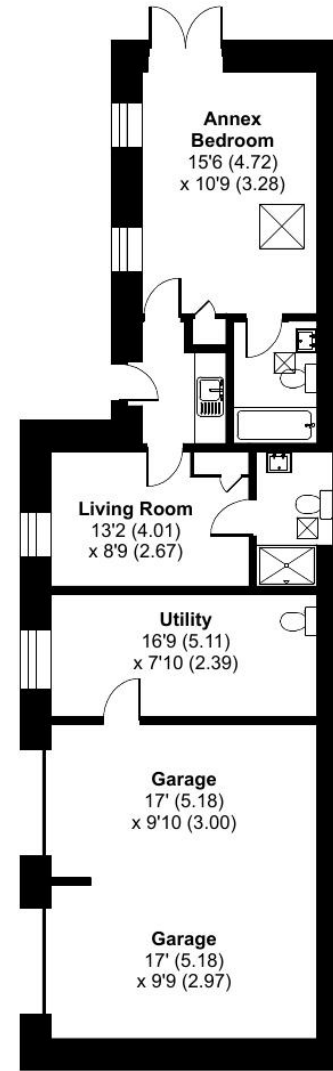
For identification only - Not to scale



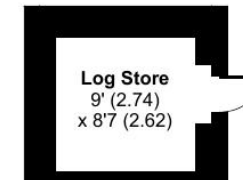
FIRST FLOOR



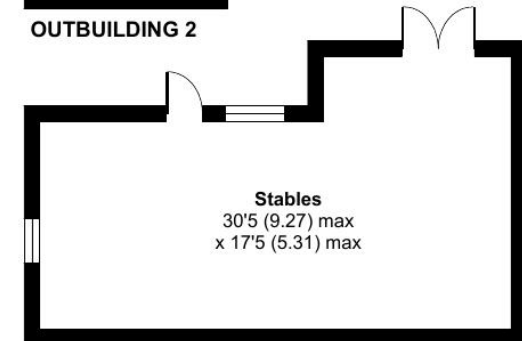
GROUND FLOOR



ANNEX



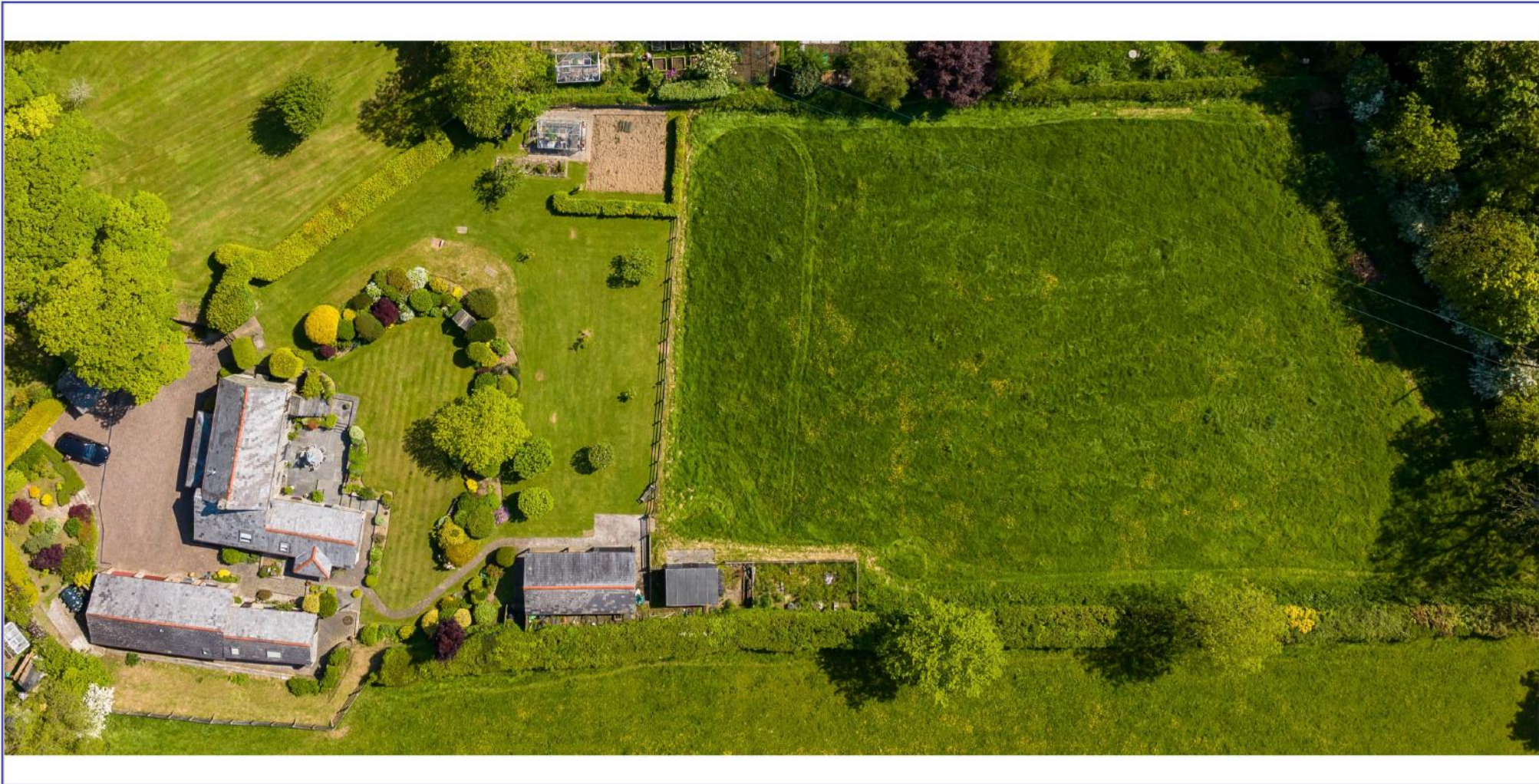
OUTBUILDING 2



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Rohrs and Rowe. REF: 940194



Services: Mains electricity and water. Private drainage. Oil fired central heating.

Directions: What3words: splendid.sponge.somewhere

Head out of the village of St Mabyn in the direction of Longstone. After approximately 3/4 mile take the first turning on the left. Drive down the hill and after approximately 700 yards the entrance drive to The Old Barn is on your left-hand side

IMPORTANT NOTICE: Rohrs & Rowe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of the client or otherwise. Rohrs & Rowe assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statement or representation of fact. All areas, measurement or distance are approximate. The descriptive text, photographs and plans are all for guidance only and are not in any way comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Rohrs & Rowe, their clients and any joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise. Any items, equipment or fixtures and fittings shown may not necessarily be included within the sale.



ROHRS & ROWE

TELEPHONE 01872 306 360

EMAIL Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk

