

# CORNWALL ESTATES

PADSTOW



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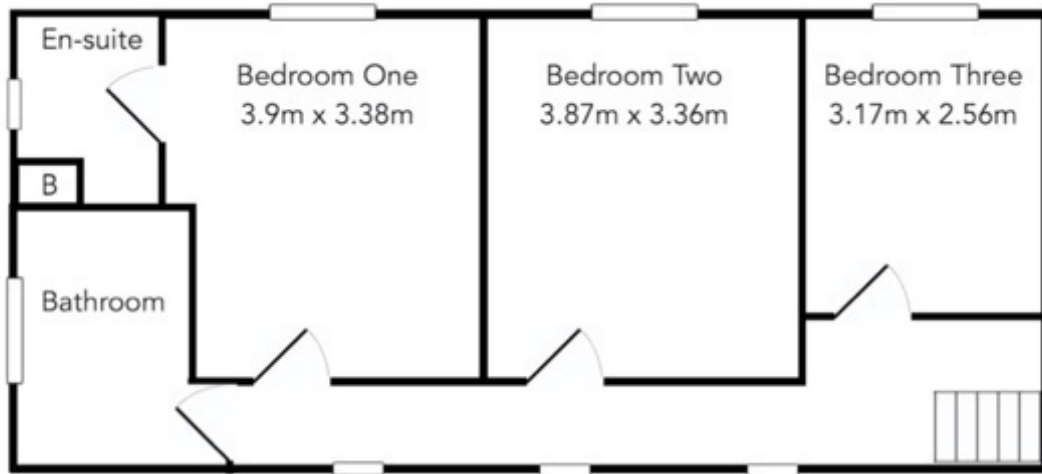
PADSTOW

Valley View, St Mawgan,  
TR8 4EW

£750,000 Freehold

- DETACHED BARN  
CONVERSION
- LANDSCAPED GARDENS &  
STREAM
- THREE BEDROOMS
- SECOND BARN WITH  
POTENTIAL FOR  
CONVERSION
- BEAUTIFULLY PRESENTED
- AMPLE PARKING

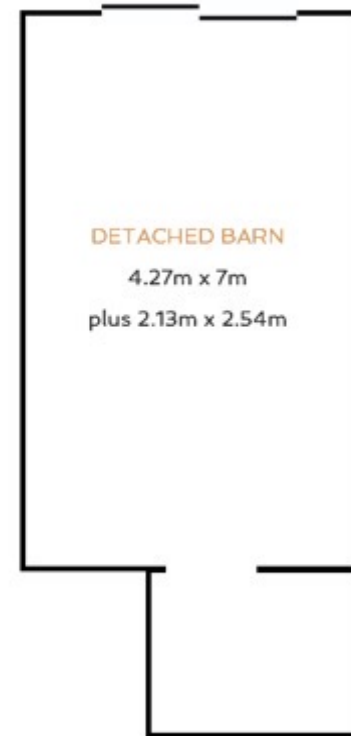




GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Valley View is a beautiful detached barn conversion situated in the heart of the picturesque village of St Mawgan. Only 100yards from the property is the celebrated Falcon Inn, Less than 1 mile away is Newquay Airport. Also, less than 3 miles by road is the famous Mawgan Porth beach, which can be reached on foot along a well-known 2 mile walk through a wooded glen.

Offering reversed accommodation arranged over two floors, the living space is open plan and includes plenty of character features to include exposed stone walls, vaulted ceiling and exposed beams. On the lower floor are three double bedrooms, newly fitted family bathroom, and newly upgraded en-suite shower room to the master bedroom. Presented to a high standard throughout, Valley View is ready for immediate use and suitable as either a holiday or permanent home.

With potential for conversion (subject to the requisite planning permissions and building regulations), a large detached barn sits at the rear of Valley View with services connected.

The gardens are a real feature of this property, overlooking the valley of St Mawgan and with glimpses of the convent. Arranged over several tiers, the landscaped gardens lead to the stream at the bottom and boast a wide range of plants and flowers



#### **ENTRANCE**

Front entrance door to;

#### **LIVING & DINING ROOM**

8.7m x 5m Oak flooring, vaulted ceiling with exposed beams, exposed stone wall, four windows to three sides, door to a Juliette balcony, three radiators, log burning stove, archway with pine lintel over to;

#### **KITCHEN**

Exposed stone wall, fitted kitchen units incorporating a Belfast sink with mixer tap, built in oven and electric hob over, plumbing for automatic washing machine and dishwasher, velux window, tiled splashbacks.

#### **LANDING**

Velux window, double glazed window to the side, oak flooring, exposed stone wall, radiators, stairs down to;

#### **GROUND FLOOR HALL**

Stone tiled flooring, radiators, beams to the ceiling, three double glazed windows to the side, doors to;

### BEDROOM THREE

Double glazed window to the side, pine wood flooring, radiator.

### BEDROOM TWO

Double glazed window to the side, pine wood flooring, radiator, beamed ceiling.

### BEDROOM ONE

Double glazed window to the side with slate sill, radiator, beamed ceiling, pine wood flooring, door to;

### EN-SUITE

Tiled shower enclosure, fitted wash hand basin set in unit, low level WC, built in cupboard housing oil fired central heating boiler, double glazed window to the rear, tiled flooring.

### BATHROOM

Roll top bath with shower over, tiled walls, close coupled WC, radiator, fitted wash hand basin in unit with tiled surround. Window to the rear with slate sill, beamed ceiling.

### OUTSIDE

#### DETACHED BARN

4.27m x 7m plus 2.13m x 2.54m With potential for conversion subject to the requisite planning permissions and building regulations.

### PARKING

Parking for three vehicles in front of the property. Further parking area at the rear via double gates.

### GARDENS

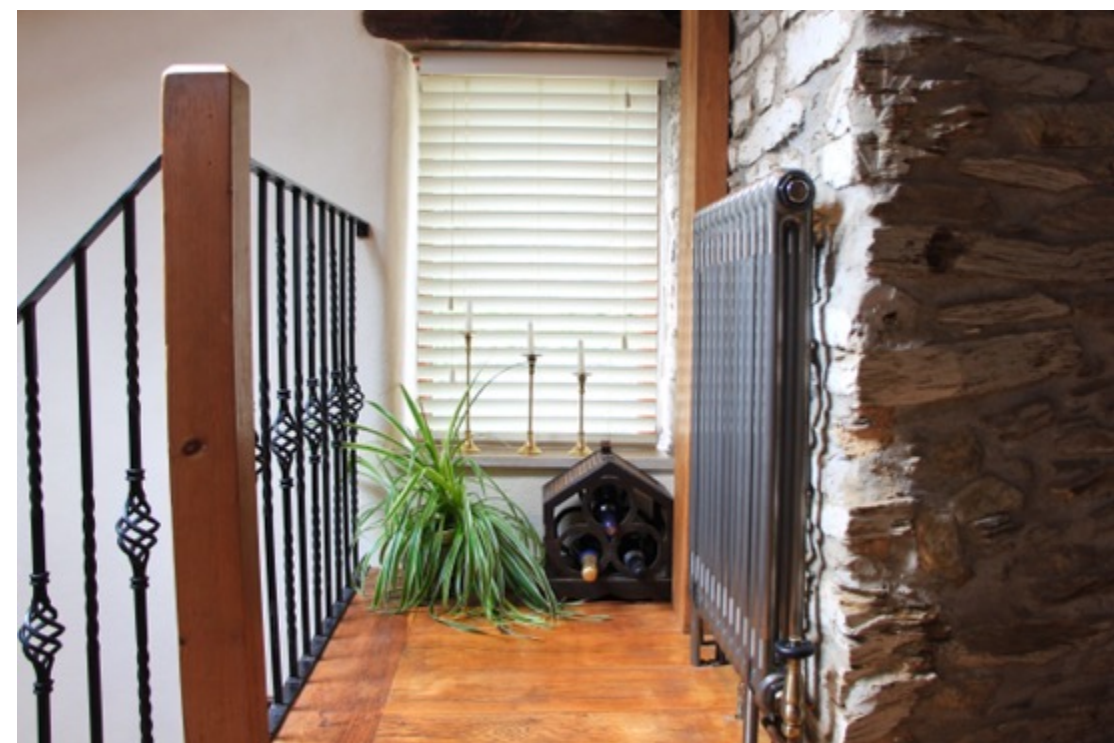
Level lawned and patio area, pathway and steps leading through tiers of lawned garden with Cornish stone walling and an established range of plants and flowers. Steps lead to the bottom of the garden valley with stream which overlooks the village orchard.

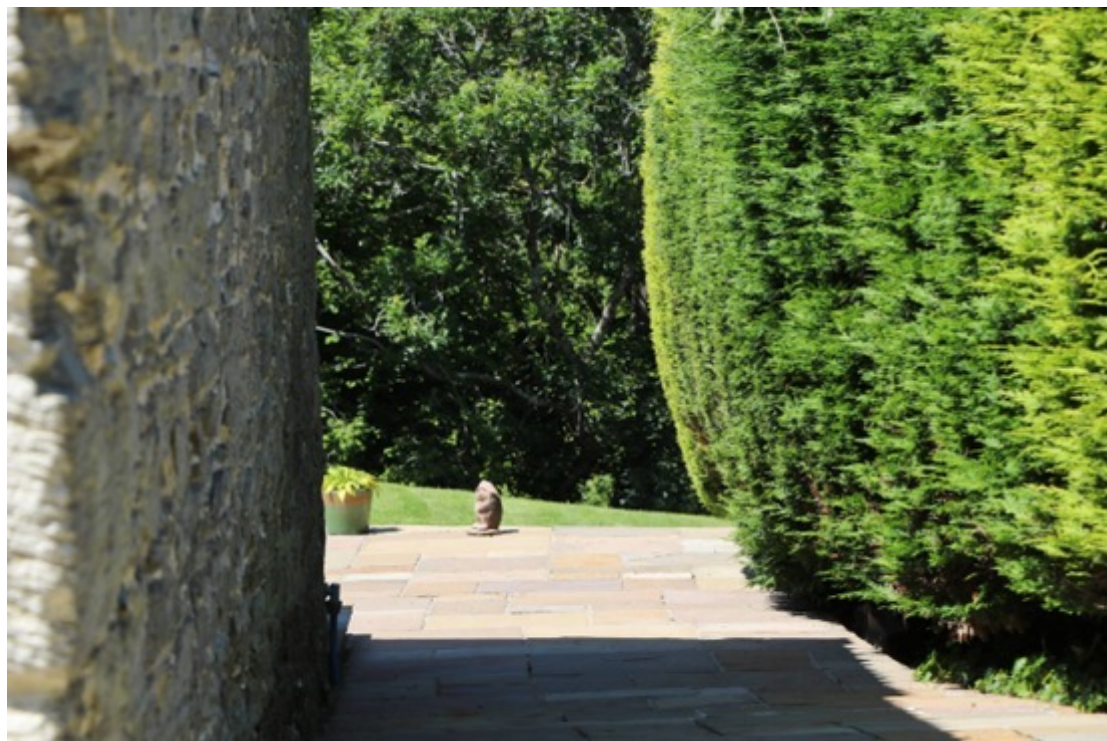
### SERVICES

Oil fired central heating, mains water, electricity, drainage. EPC – D. Council tax band D Fibre Broadband – Mobile phone coverage with O2 and Vodafone.















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