



Rose Barn , Truro, TR4 9PL

Offers In Excess Of £1,000,000

Rose Barn represents a rare opportunity to acquire a stunning contemporary country home of exceptional architectural merit. Entirely reconstructed in 2019 using the original stone from a historic barn that once stood on this site, the property beautifully marries heritage materials with modern design and specification. Set within approximately 1.2 acres of gardens and grounds in an enviably tranquil yet accessible rural location, Rose Barn offers 1,785 sq ft of meticulously designed living space, complemented by a detached studio and oversized double garage.

The Property

Rose Barn has a fascinating heritage. The property was entirely reconstructed in 2019 on the site of a much older stone barn, thoughtfully reusing the original stone to create a dwelling that honours its history while meeting exacting modern standards. Evidence suggests the original structure included a fireplace, indicating it may have served as a dwelling in its own right in centuries past. Today's Rose Barn masterfully balances this sense of heritage with contemporary design excellence. The beautiful exposed stone elevations sit beneath a natural slate and sedum roof, with bee brick detailing reflecting thoughtful ecological consideration. Triple-glazed windows flood the interior with natural light while maintaining exceptional thermal efficiency through air source heating and integrated solar PV panels.

Ground Floor

The property makes an immediate impression through its broad entrance hall featuring a bespoke solid ash open-tread staircase with stainless steel spine. The entrance level houses a convenient cloakroom, WC, and boiler room before opening into the spectacular heart of the home.

The vast open-plan living/kitchen/dining room extends across 30' x 25'8" with two walls of full-height double-glazed sliding doors overlooking the front and side sun terraces. This magnificent space has been thoughtfully wired to accommodate eight ceiling speakers and includes provision for a dropdown projector and screen, creating an exceptional entertainment environment.

The room is anchored by a 5kW Contura woodburner set on a wrought iron Contura hearth—a contemporary echo of the fireplace that once stood in the original barn. Attractive engineered ash flooring with underfloor heating runs throughout. The Quantum kitchen by Duchy Designs features a sophisticated Neff appliance suite including

double oven and grill, microwave, 5-ring hob, and dishwasher, complemented by a large central island with breakfast bar and extensive soft-close storage units.

Also on the ground floor, Bedroom 3 (currently configured as a study, 13' x 9'10") enjoys its own extended entrance with well-appointed en-suite wet room shower featuring drench shower and additional handheld attachment.

A generously proportioned utility room with rear access completes the ground floor accommodation.

First Floor

The landing provides access to two further double bedrooms. Bedroom 2 (10'3 x 9'10") benefits from an en-suite shower room with electric underfloor heating. The principal bedroom (13'3 x 12'8") is a particularly impressive space with open vaulted ceiling creating a light, airy ambiance. The luxurious en-suite bathroom features a walk-in wet room shower, claw foot bath, and twin wash basins, all enhanced by electric underfloor heating.

Outside

The property is approached via a secure electronically gated entrance, with broad granite steps descending to a wraparound granite sett sun terrace. The detached oversized double garage (503 sq ft) features two electrically operated roller doors and is fully insulated with power and light connected, offering significant potential for conversion into a granny annexe or additional accommodation (subject to necessary consents). Currently, it houses an indoor golf simulator. To the rear stands a timber studio (180 sq ft) with power, hardwired Wi-Fi, and light connectivity. This fully insulated space provides excellent ancillary accommodation suitable as a studio, gym, or home office. Adjacent to this is an outdoor hot and cold shower, with armoured cable in readiness for a hot tub installation. The gardens and grounds extend to approximately 1.2 acres,

predominantly laid to lawn with considerable potential for further planting and landscaping. At the far end, a pond area has been future-proofed with water, armed electric cable, and BT duct already connected, creating an ideal location for shepherd's huts or additional outbuildings (subject to consents). A large polytunnel serves keen gardeners, while all areas command beautiful views across unspoilt countryside.

Location

Rose Barn occupies an exceptionally tranquil position close to the southern border of the Penhale Dune complex, one of Cornwall's largest dune systems spanning 620 hectares. Designated as both a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI), this remarkable landscape offers residents a truly unspoilt natural environment on their doorstep.

Despite this rural seclusion, the property benefits from convenient access to comprehensive facilities. The renowned Perran Beach lies approximately 2 miles distant, offering excellent surfing conditions and forming part of one of Cornwall's most active surf lifesaving clubs. Additional beaches at Holywell Bay, Porth Joke, and Crantock are within easy reach across beautiful rugged headlands.

The thriving coastal town of Perranporth provides an excellent range of amenities including a doctors' surgery, primary school, cafes, restaurants and varied shopping. Truro, Cornwall's cathedral city, sits approximately 15 minutes away, offering Georgian and Victorian architecture, comprehensive retail including M&S and the award-winning Truro Food Hall, farmers' markets, and cultural venues. The city has recently undergone multi-million pound redevelopment and offers the county's widest range of commercial and professional services alongside excellent state and private schools.

Newquay lies 10 minutes north, providing

Cornwall's premier resort facilities and airport connectivity. Golf enthusiasts will appreciate the proximity to several courses, including the impressive and challenging Links course at Perranporth, with additional facilities at Newquay, Truro, and Holywell Bay. The sailing facilities of the Carrick Roads are just 15 minutes further south past Truro.

Services and Practical Information

- * Mains water and electricity
- * Modern septic tank
- * Air source central heating
- * Fibre to house broadband
- * Council Tax Band E
- * EPC Rating: B (85) with potential for B (87)

Main dwelling: 1,785 sq ft / 165.8 sq m

Garage: 503 sq ft / 46.7 sq m

Studio: 180 sq ft / 16.7 sq m

Total: 2,468 sq ft / 229.2 sq m

Directions

What3words: ///dots.necklaces.lorry. From Perranporth, head up Budnic Hill on the B3285 into the countryside. Turn left signposted Mount and Rose, continuing into Rose and taking the next right before the chapel. Proceed down this lane for approximately 0.7km, turning left down an unmade lane signposted Rose Barn. After a short distance, the entrance gates will be found on the left-hand side.

Viewings

Strictly by prior appointment through Camel Coastal & Country

9 St Pirans Road, Perranporth, Cornwall TR6 0BH

Tel: 01872 571454 | www.camelhomes.co.uk

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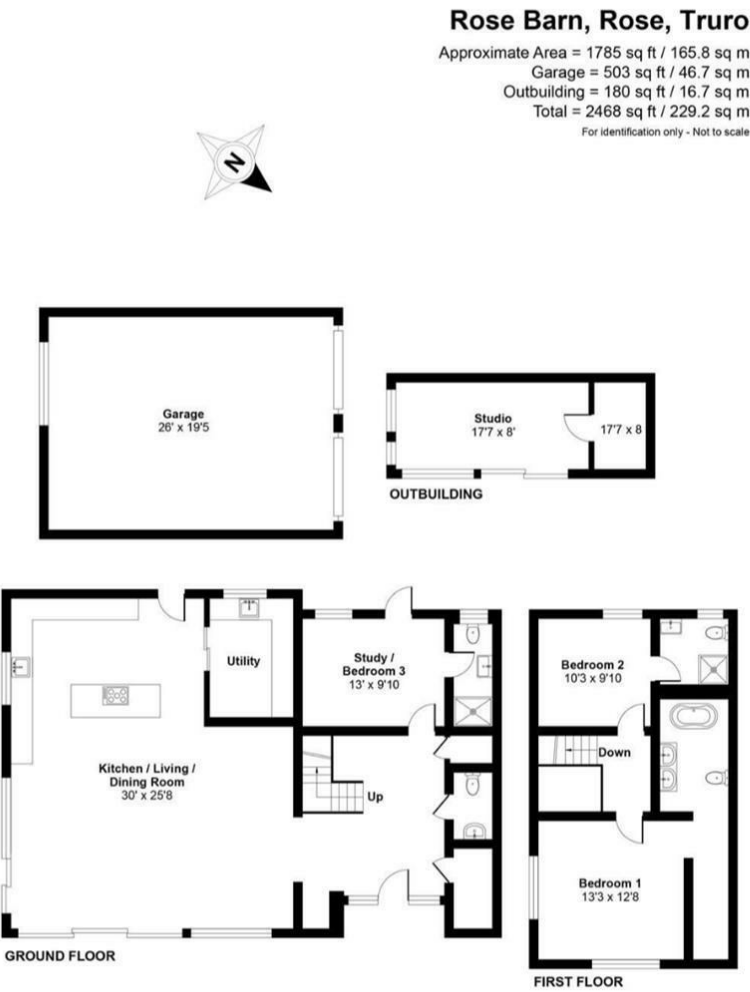
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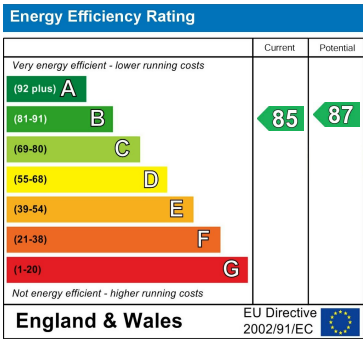
Floor Plan



Area Map



Energy Efficiency Graph



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