

Dovecott

Rosewastis Barn, Trekenning Near St Mawgan

david ball

| LUXURY COLLECTION |





David Ball Luxury Collection are delighted to offer for sale this stunning 1216 square feet meticulously renovated barn conversion on the outskirts of Newquay offering uninterrupted rural views and charm along with a versatile garden room in a picturesque setting just six miles from the rugged North Cornish coastline. Early viewing is highly recommended.

**Guide Price £650,000 Freehold**

## Key Features

- Stunning Barn Conversion
- Courtyard Development of Seven Properties
- Tranquil Countryside Location
- Unobstructed Views over Surrounding Countryside
- Close Proximity to Beautiful Beach and Cliff Top Walks
- Three Double Bedrooms/Three Bathrooms
- Outdoor Kitchen/Dining Room with Bar
- Hot Tub and Swim Spa
- Parking for Two Vehicles with EV Charger
- Early Viewing is Highly Recommended





# The Property

Dovecott exemplifies an exquisite blend of contemporary style and superb attention to detail. Nestled within the idyllic Rosewastis Barns, a carefully curated courtyard development completed in 2016, the sympathetic conversion of Rosewastis Barns transformed the space into seven unique properties, with Dovecott standing as a testament to exceptional craftsmanship. Situated at the end of a tranquil and private lane, the residence offers unobstructed views of the surrounding open countryside.

This striking property showcases a myriad of noteworthy features, including original stonework, granite quoins and lintels and a natural slate roof. Inside, the attention to detail continues with a stunning vaulted ceiling adorned with A-frame beams, traditional column radiators, reclaimed church floorboards, and hardwood double glazed windows.

The ground floor of the property accommodates two double bedrooms and two bathrooms, including an en-suite. The inviting entrance hall with recessed storage cupboards that enhance functionality. The central staircase with a glass and steel balustrade leads to the first floor, revealing a fully open-plan living/kitchen/dining area. This space is adorned with the striking vaulted and beamed ceiling mentioned earlier. The contemporary kitchen features light grey cupboards, granite work surfaces, and a central island equipped with integrated appliances, including a dishwasher, washing machine, and an Aga with electric ovens and a gas hob. A Juliette balcony with a frameless glass balustrade provides panoramic views across the adjacent countryside. Completing the first floor is the third double bedroom, a captivating open space with a high vaulted ceiling beams, and a well-designed en-suite shower room.

This remarkable home is a testament to modern luxury harmonizing seamlessly with the charm of its historic roots.







## Externally

The rear garden has been thoughtfully landscaped to include an outdoor kitchen and dining area with a bar, working surface, and cupboards. Various sections, such as decking, patio, and lawn, create distinct zones, complemented by a hot tub and swim spa. Additionally, a cabin/garden room with lighting and power adds versatility, serving as a day room, office, or extra sleeping quarters. The entire space offers superb versatility, making it a ideal for a variety of purposes, whether it's entertaining, unwinding and relaxing, or working from the comfort of home.

To the front of Dovecott, a gravel driveway offers parking for two vehicles with a Pod Point EV charger and a storage facility.

## The Development

There is an annual maintenance fee of £200 covers the upkeep of communal grounds and the private lane.







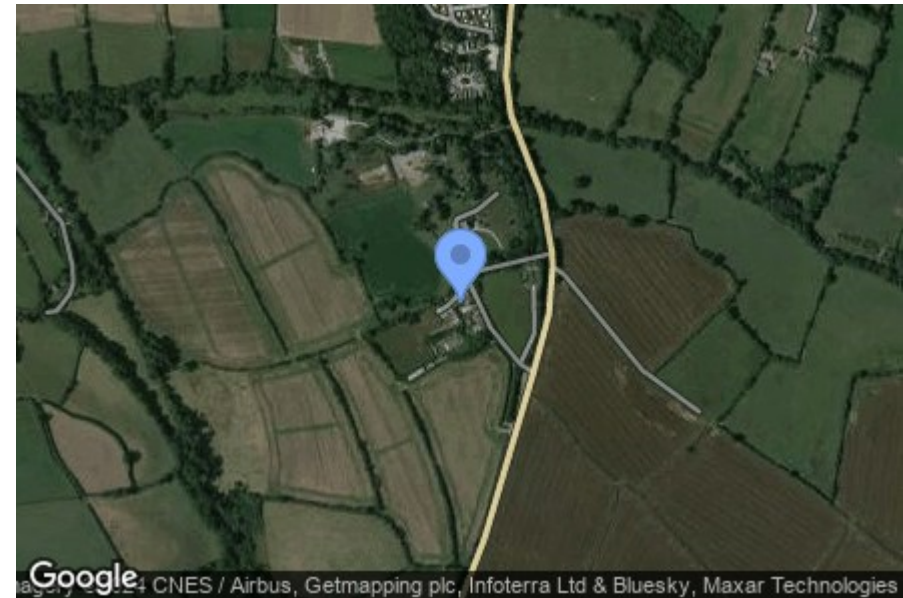
## The Location

Nestled in the tranquil countryside, Dovecott offers a serene escape, that's still within proximity to some of the most stunning beaches and captivating cliff-top walks. Ideally positioned away from the bustling summer crowds, it provides a peaceful retreat while still being easily accessible.

The nearby beaches, including the renowned Fistral in Newquay and the enchanting Mawgan Porth and Watergate Bay, are popular among surfers from around the world. The coastal area also attracts golfers with exceptional courses in Trevoze and the renowned St Enodoc in Rock, complemented by local clubs in Newquay and Perranporth.

For foodies, the Padstow and Rock region is a gastronomic delight. Renowned chefs such as Rick Stein, Paul Ainsworth, and Nathan Outlaw offering exceptional menus.

Explore award-winning vineyards at Camel Valley in Wadebridge and Tebiffin near Padstow, where you can savor world-class wines.





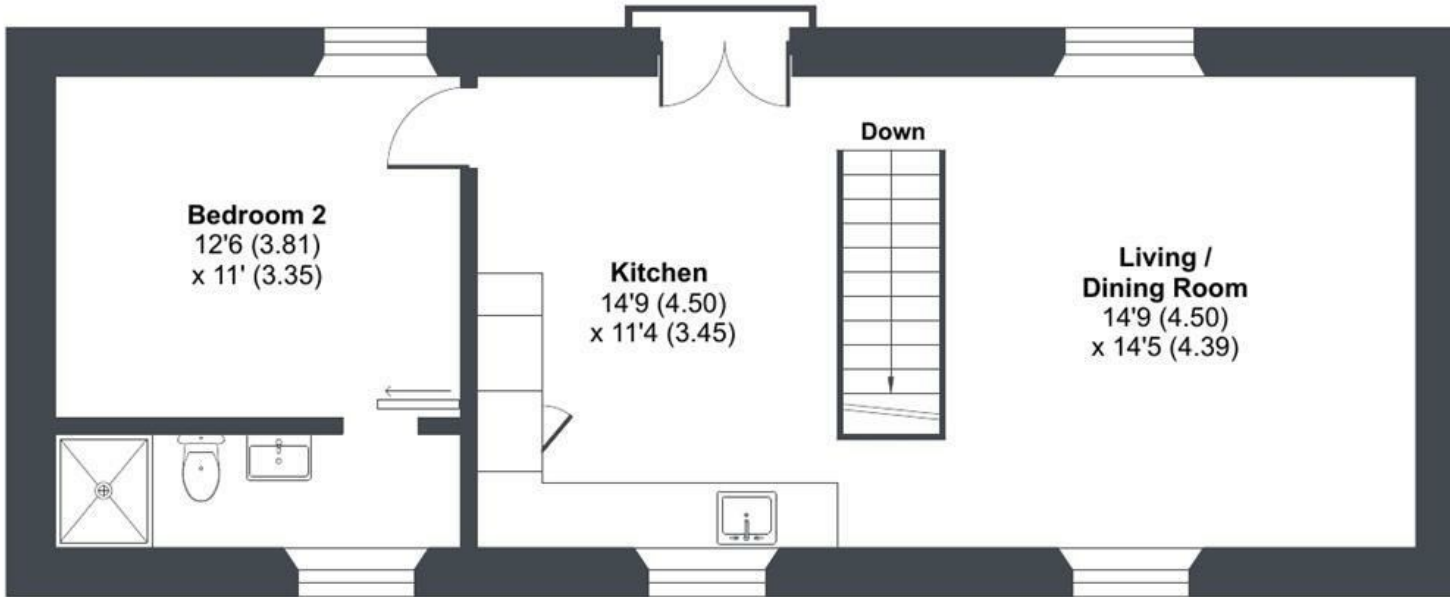
# Rosewastis Barns, Newquay, TR8

Approximate Area = 1216 sq ft / 112.9 sq m

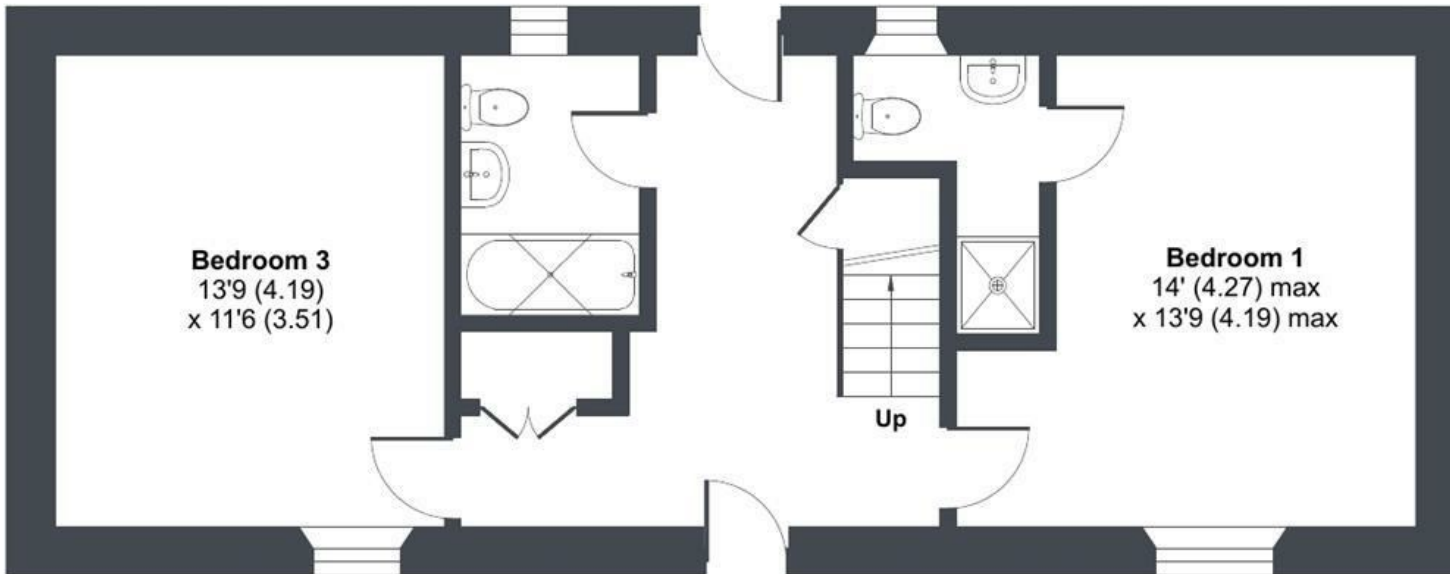
Outbuilding = 98 sq ft / 9.1 sq m

Total = 1314 sq ft / 122 sq m

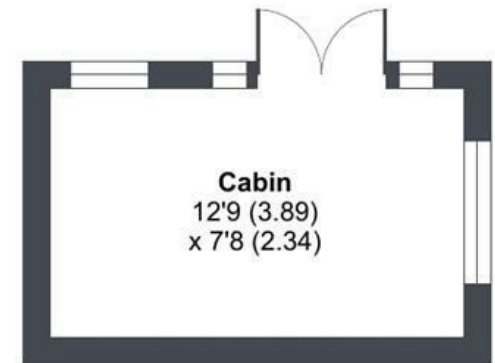
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FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









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