



PIEKINGTON ESTATES

PROFESSIONAL PROPERTY CONSULTANTS

Mitchell, Newquay, Cornwall, TR8 5AZ

Offers Over: £1,500,000

Freehold

Hendra Barns is a private and beautifully presented collection of traditional stone farm buildings set within over four acres of landscaped grounds. Offering an exceptional blend of modern rural living and lifestyle business potential, this unique property currently operates as a successful holiday let and wedding venue, but is equally suited to multi-generational living, private residence with income, or creative retreat.

The accommodation includes a striking five-bedroom main farmhouse, a charming two-bedroom adjoining cottage, and a detached single-story barn with three bedrooms. The main house features a south-facing aspect, exposed stone and granite elevations, and a showstopping wrap-around living space with floor-to-ceiling glazing, underfloor heating, and a wood-burning stove, opening directly onto a slate-paved sun terrace with views across the lakes and open countryside. A farmhouse kitchen with granite worktops, a galleried entrance, and five spacious bedrooms complete this impressive home.

Little Hendra, attached but self-contained, offers cosy yet stylish living with a sunroom, open-plan kitchen/living space, and two upstairs bedrooms. The Old Coach House is a detached, single-level barn with its own garden, kitchen/breakfast room, generous living area with wood burner, three bedrooms (one en suite), and a family bathroom.

Two substantial outbuildings complement the residential properties. The first is a stone-built garage and large workshop with access to the property's private water supply plant. The second is a purpose-built wedding and celebration venue featuring a vaulted oak and glass ceiling, a large function room with bi-fold doors opening to the grounds, bar area, kitchen, and guest facilities including internal and external WCs and a shower room. This space offers scope for continued commercial use or repurposing as an artist's studio, yoga retreat, or event space.

The grounds are a particular highlight, with sweeping lawns, mature planting, and two beautiful ornamental lakes stocked with coarse fish. A handcrafted timber arbour provides an enchanting lakeside setting for intimate ceremonies. A wide, gated brick-paved driveway offers ample parking, along with a separate access and car park for the events venue.

Accessed via a shared half-mile drive, Hendra Barns enjoys a tranquil rural setting between Truro and the north Cornwall coast. The nearby village of Trispen offers local amenities, while the A30 is within two miles, giving swift access to the rest of the county. A number of renowned surfing beaches, including Perranporth, Crantock and Holywell Bay, are under nine miles away, with the softer south coast and sailing waters of Falmouth also easily reached. Truro, just seven miles away, offers extensive shopping, dining, and schooling options, as well as mainline rail links to London Paddington. Cornwall Airport Newquay is only 14 miles away, with regular flights to London and beyond.

This rare and versatile offering combines quality accommodation, stunning surroundings, and significant potential for lifestyle or business use, in one of Cornwall's most accessible yet idyllic rural locations.














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