



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10444

Offers in excess of £925,000

The Old Stables,  
Rialton Barton, Newquay, Cornwall, TR8 4JP

**FREEHOLD**



**For sale for the first time in 20 years.**

A recently modernised, 4/5 bed roomed barn conversion with over 2,300sq.ft. of immaculately presented accommodation, offering the perfect blend of character, comfort and tranquillity. Set in beautifully landscaped gardens, complete with a picturesque stream, a highly specified barn conversion with 30' long living/dining room and 22'2" long kitchen/breakfast room benefitting from ample parking and a spacious garage, enjoying a peaceful countryside setting whilst being just moments from local amenities and breathtaking beaches of the north coast.







**SUMMARY OF ACCOMMODATION** In all, about 2,738sq.ft. (including. garage and outbuilding)

**Ground Floor** Entrance hall, kitchen/breakfast room, living/dining room, utility, shower room, bedroom 3, bedroom 4, bedroom 5.

**First Floor** Principal bedroom with dressing area and en-suite, bedroom 2 with en-suite.

**Outside** Garage, parking for 4 cars, garden room, greenhouse with potting shed, garden shed, courtyard generous garden and stream.

**DESCRIPTION**

The Old Stables was converted 30 years ago, and during the 20 years of ownership with our current vendors, The Old Stables has been thoughtfully updated in a contemporary style. With its generous proportions and high ceilings, The Old Stables benefits from an abundance of natural light. The stunning 22'2" x 14'3" kitchen is a true focal point, featuring a top quality Treyone solid wood kitchen with Deckton and Silstone worksurfaces. A central feature island and bespoke drinks unit are further complemented by a Quooker hot water tap, integrated appliances and a Fisher Paykel fridge/freezer. Making this the ideal space for entertaining all with a useful utility room providing additional practicality.

The Old Stables' contemporary finish flows seamlessly throughout, extending into the spacious open-plan living and dining area, where a subtle change in floor level cleverly defines the two spaces. The living room boasts a charming inglenook fireplace housing a Franco-Belge woodburner. Double glazed doors open onto the patio and beautifully landscaped gardens beyond, offering tranquil views of the expansive lawn and stream beyond. This level also accommodates a stylish family shower room along with three well proportioned bedrooms (bedrooms 3, 4 and 5), all finished to the highest standard.



Ascending to the first floor you are greeted by the showstopping principal suite, complete with a dressing room from MOR interiors and a luxurious four piece en-suite with roll top bath and double shower. Vaulted ceilings enhance the sense and space and character on the first floor, a theme echoed in bedroom 2 also with en-suite shower room it enjoys impressive proportions and charming details. All of the bathrooms throughout the home are finished to a sleek and modern standard, ensuring comfort and style at every turn.

### **OUTSIDE**

Set within a picturesque collection of characterful barn conversions originally belonging to Rialton Barton Farm, this exceptional attached barn conversion enjoys a prime position to the east making the most of its stunning surroundings. The spacious courtyard with its gravelled and patio areas, provide the perfect space for outdoor entertaining, that seamlessly connects to the beautifully landscaped gardens, tiered down towards the tranquil stream. The garden is a true haven, complete with a charming bridge leading to an additional secluded area which features a stylish garden room 14'6" x 12'1" with fitted kitchen which includes hob, oven and two fridges in addition to a bar, bifold doors and windows all fitted with electricity make this ideal for summer gatherings while enjoying the serene views. Additional features in the garden include a greenhouse with integral potting shed and a garden shed. There is ample parking for four cars, a single garage 18'5" x 10.8" which ensures both practicality and charm in this idyllic setting.







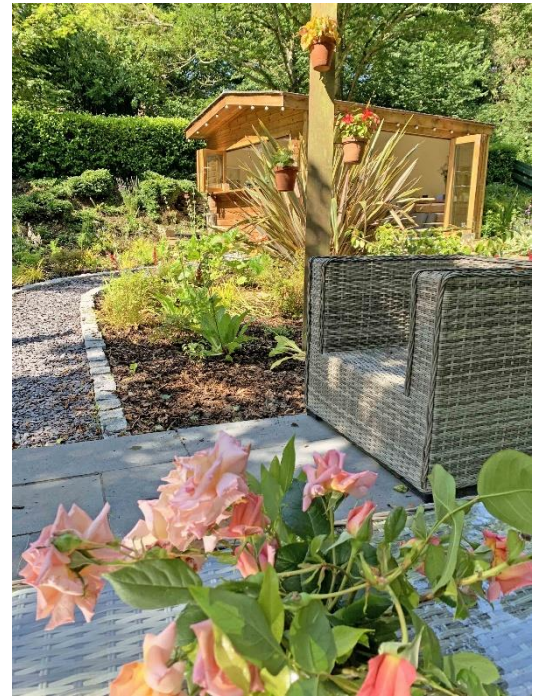


## **LOCATION**

Rialton Barton is a highly sought after rural hamlet on the outskirts of Newquay, offering the perfect balance of countryside tranquillity and coastal convenience. Just a short drive from the vibrant town centre of Newquay, it provides easy access to a range of amenities including independent shops, supermarkets, restaurants and leisure facilities. For beach lovers some of Cornwall's most breathtaking stretches of coastline are within easy reach including the famous Fistral beach, Watergate Bay and Mawgan Porth, all renowned for their golden sand world class surf and stunning scenery. Excellent transport links make this an ideal location for commuters and those venturing out of county. Newquay train station provides direct connections to Par, linking to the mainline service to London Paddington, while Cornwall Airport Newquay just a 10 minute drive away, offers flights to key UK and international destinations.

**With its idyllic setting and super connectivity, Rialton Barton is a rare opportunity to enjoy the best of Cornwall's countryside and coast.**







## **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR8 4JP.

**SERVICES** Mains water and electricity. Private drainage. Oil fired central heating.

**MOBILE PHONE COVERAGE** All major providers likely.

**BROADBAND** Ultrafast broadband available – 1800Mbps download speed. 220Mbps upload speed.

**COUNCIL TAX BAND** E (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

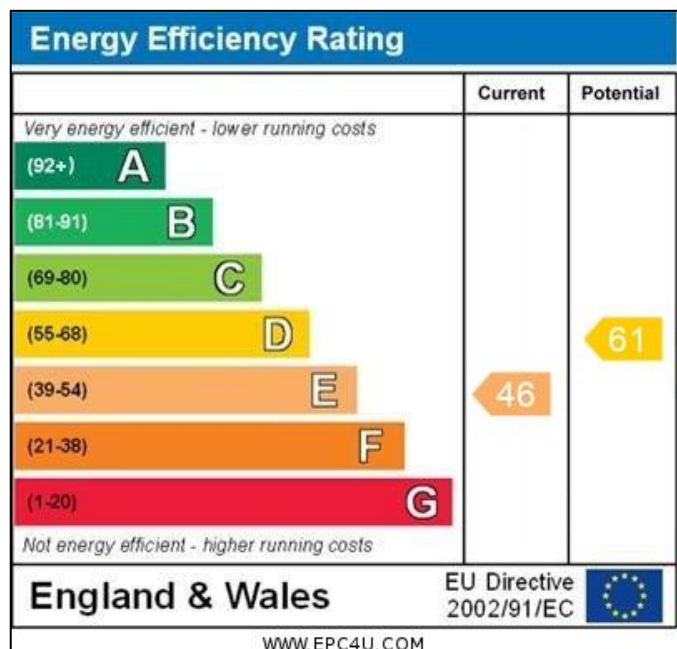
**DIRECTIONS** From the Nansledan roundabout at the A3058 travelling towards Newquay, take the third exit turning right towards Rialton Road. Continue along this road and take the first right hand turn and immediate right again. Travel down this road for approximately 150 yards and you will see a turning on your left hand side for Rialton Barton. Take this first left hand turn onto the gravelled driveway, continue straight ahead where you will find the parking for The Old Stables.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

### **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme



**Not to scale – for identification purposes only.**

## Rialton Barton, Newquay

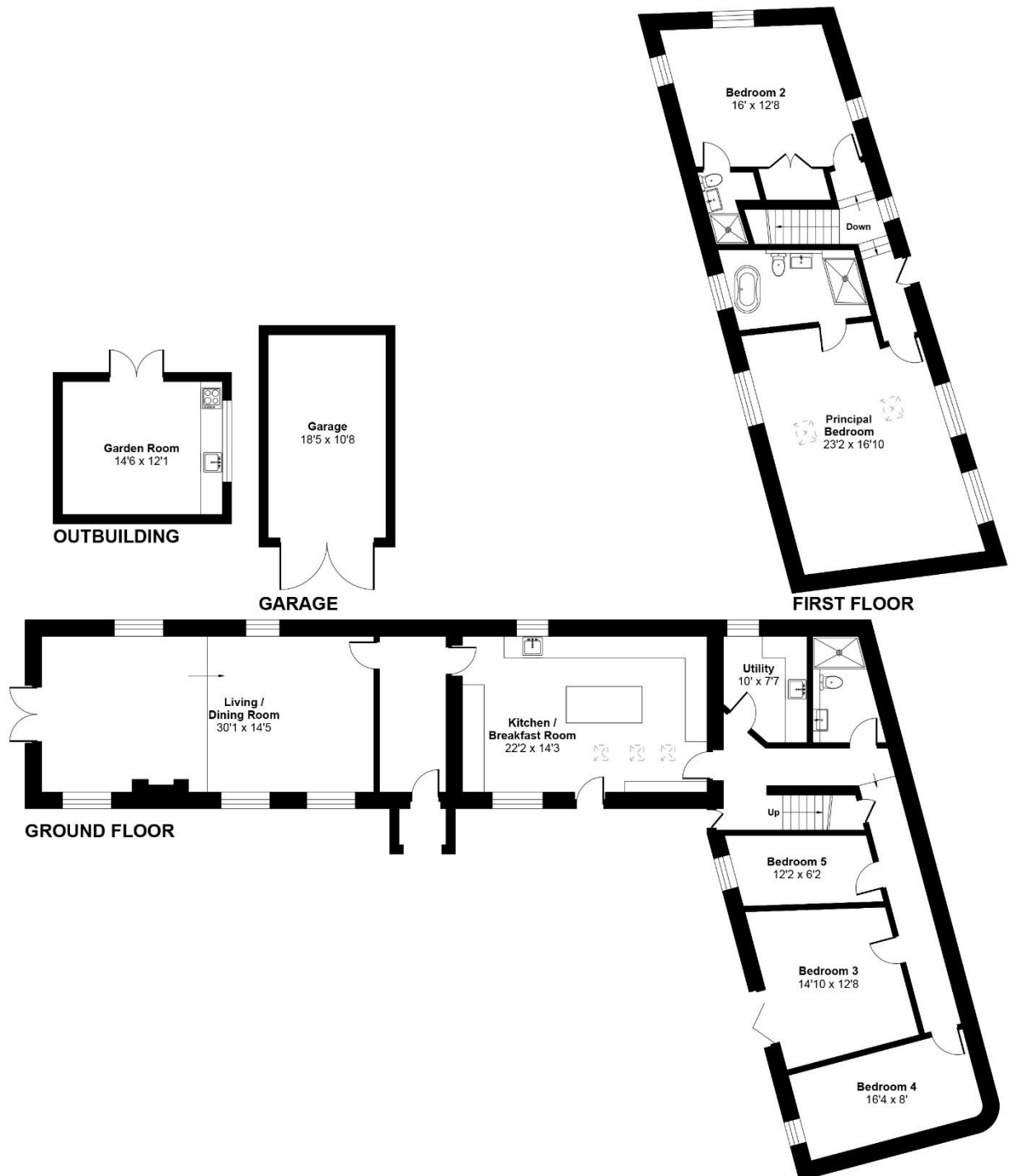
Approximate Area = 2366 sq ft / 219.8 sq m

Garage = 196 sq ft / 18.2 sq m

Outbuilding = 176 sq ft / 16.3 sq m

Total = 2738 sq ft / 254.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°che.com 2025. Produced for Lillcrap Chilcott. REF: 1249516



