



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

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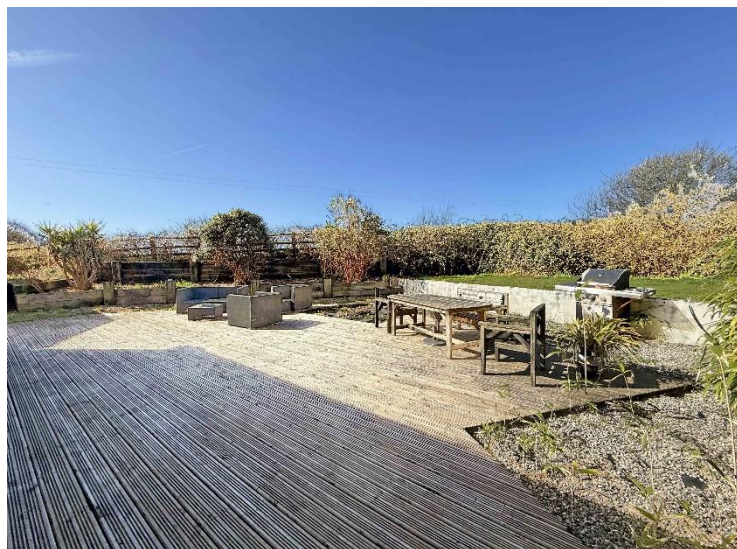
Offers around £750,000

**Treworthal Barn,  
Cubert, Newquay, Cornwall, TR8 5PJ**

**FREEHOLD**



**An individual detached 3/4 bedroom barn conversion with good sized level gardens, plentiful off-road parking and a detached outbuilding. Situated in a highly convenient location about 2 miles from Crantock, 3 miles from Newquay and about 4 miles from Holywell Bay. A light and spacious characterful home with scope for further improvement and enhancement (subject to necessary planning consents).**







### **SUMMARY OF ACCOMMODATION**

**Ground Floor** Kitchen/dining room, sitting room, study/bedroom 4, shower room/wc.

**First Floor** Principal bedroom with en-suite, 2 further bedrooms, family bath/shower room.

**Outside** Level gardens and grounds, primarily lawned with raised decked sitting and barbecue area and off-road parking for a number of vehicles. Detached outbuilding.

### **DESCRIPTION**

Treworthal Barn is most conveniently located in a delightful rural position, yet only a few minutes' drive of the north coast beaches at Crantock, Holywell Bay and Newquay. This characterful detached barn offers spacious three to four bedroom accommodation with a good sized detached outbuilding with potential for a variety of uses, subject to gaining any necessary consents.

The main barn provides characterful accommodation with a spacious kitchen/dining room with a well appointed kitchen and appliances, beamed ceiling, slate flagged floors and a good sized dining area. To one side is a further reception room or occasional bedroom 4 and adjoining this is a shower room/wc. The principal reception room is delightful with high

vaulted ceilings with exposed beams, timber floor and large brick fireplace housing a woodburning stove. There is access out onto the rear garden via patio doors and a turning staircase leading up to the landing. The principal bedroom is dual aspect with an outlook over the gardens and countryside beyond and has an en-suite shower room. There are two further double bedrooms, one of which has a doorway opening out onto stairs leading down to a rear garden and a family bathroom is beautifully appointed with large freestanding bath and shower.

To the outside Treworthal Barn is approached from a quiet rural country lane with adjoining off-road private parking for a number of vehicles. Beyond this is a small area of lawn leading up to the front door and running alongside the house is an enclosed and level lawn area with fenced borders. To the side of the house is a raised and very private area of garden with decking running around the side and to the rear of the house. A detached outbuilding is situated behind the house and has power and light connected. This is a most useful addition with scope for a variety of uses, subject to gaining all and any necessary planning consents.

**Treworthal Barn represents an excellent opportunity for those seeking a character rural home, within a few minutes' drive of north coast beaches and very conveniently located with good access and communications into Newquay and Truro.**



## **LOCATION**

Treworthal Barn is situated in a delightful rural location, but within a few minutes' drive of north coast beaches at Crantock, Holywell Bay and Newquay.



In terms of location, Treworthal Barn is located within a couple of miles of the charming village of Crantock an increasingly sought after coastal village located to the south west of the holiday resort of Newquay and is a village steeped in history. The village has an ancient church (St Crantock), two public houses, a charming tea garden, art gallery, gift shops and a newsagent/village store/post office. Most visitors come to Crantock for its wonderful golden sand beach accessed via a National Trust owned car park at the bottom of the road a short distance from the property.

Crantock Beach is a broad sand dune backed beach set between picturesque headlands of East and West Pentire. Between Crantock village and the south west fringes of Newquay is a glorious sand bottom estuary known as The Gannel and this extends inland for approximately 1 mile. The majority of open spaces surrounding Crantock are owned by the National Trust whose stewardship has limited any inappropriate development in this part of Cornwall. The property is conveniently located for both access to central village amenities and the beach but also less than 30 minutes' drive from the cathedral city of Truro which has a quality range of shops and commercial facilities together with private and comprehensive schools.

The A30 Expressway is now mainly dual carriageway up to the M5 at Exeter whilst the mainline intercity railway connects to London Paddington, Plymouth and Exeter as well as the Midlands, etc. Regular flights depart from Cornwall Airport Newquay at St Mawgan to London Gatwick as well as a growing number of other destinations whilst the cross channel ferry departs from Plymouth giving access to northern France.

***Crantock Beach***



**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

Entrance door with glazed side panel into:-

**KITCHEN / DINING ROOM – 23'6" x 13'4"** With window overlooking the front, kitchen area comprises a comprehensive range of cream fronted base and eye level units with complementary timber worksurfaces, inset 1½ bowl sink with mixer tap over, six ring gas Smeg range cooker with Miele extractor over, fitted Miele oven and further oven and microwave, wine fridge, American style fridge/freezer. Beamed ceiling, slate floor, inset ceiling spotlights, large storage cupboard, radiator.



**BEDROOM 4 – 11'5" x 9'3"** Window overlooking the front garden, radiator. Doorway through to:-

**SHOWER ROOM / WC** Mira shower and shower cubicle with folding door, low level wc, pedestal wash hand basin, heated towel rail, window to the rear, second doorway through into the kitchen/dining room. Two steps up into:-





**SITTING ROOM – 22'4" x 20'10"** A dual aspect room with two windows overlooking the side garden and window to the rear with separate doorway with side panels out onto the rear decking, vaulted ceiling with exposed timbers and timber floor, inset woodburning stove with large slate hearth, timber mantle.



To one side a turning staircase to:-

### FIRST FLOOR

#### **GALLERIED LANDING**

Airing cupboard with shelving.

#### **PRINCIPAL BEDROOM**

**– 13'9" x 13'** A dual aspect room with windows over the front enjoying a far reaching view to the countryside and to the side overlooking the side garden, ceiling spotlights, radiator.





**EN-SUITE SHOWER ROOM** Shower, low level wc, pedestal wash hand basin, half tiled walls, ceiling spotlight.

**BEDROOM 2 – 10'6" x 7'6"** Dual aspect room with windows overlooking the side garden with some far reaching countryside views, double doors to the rear with steps down to the rear garden, ceiling spotlights, radiator.



**BEDROOM 4 – 10'6" x 8'9"** Window to the side with some countryside views, ceiling spotlights, access to loft space.

**FAMILY BATH / SHOWER ROOM** Freestanding bath, walk-in shower sized shower cubicle, low level wc, wash hand basin and vanity unit, window to the side, inset ceiling spotlights, heated towel rail.

## OUTSIDE

From the lane there is a fenced off-road parking space for 4 vehicles with a pedestrian gate and fencing opening onto an area of front lawn leading to the main entrance door. Running along the side is a level area of lawn with timber fencing and this leads round to a very private decked area with raised lawn and mature borders and fencing. The decking continues around to the rear of the house and there is a very useful:-





**DETACHED OUTBUILDING – 20' x 15'3"** with pitched roof, power and light connected and window to the side.

There is a further area of rear garden with steps leading up to the first floor bedroom.



### **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 5PJ.

**SERVICES** Mains electricity. Private water and drainage (see Agent's Note). Calor gas LPG radiator heating.

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

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

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

**DIRECTIONS** From Newquay take the A3075 signposted towards Redruth, Crantock, Cubert and Perranporth and after about 1 mile take the right hand turn signposted West Pentire and Crantock. Continue along this lane for a few hundred yards taking the first turning on the left hand side which is not signposted. The barn is about 100 yards down this lane on the left hand side clearly marked with a Lillicrap Chilcott for sale board.

**AGENT'S NOTE 1** 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



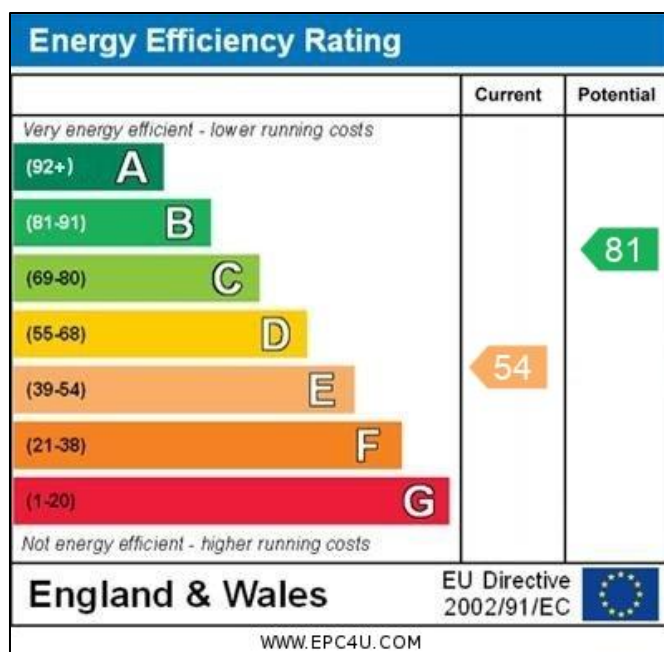
with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**AGENT'S NOTE 2** The water supply to Treworthal Barn is from the adjoining Trewithen Estate who invoice the owners of the barn directly. The invoice for April 2024 to December 2024 was £55.93.

**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.**

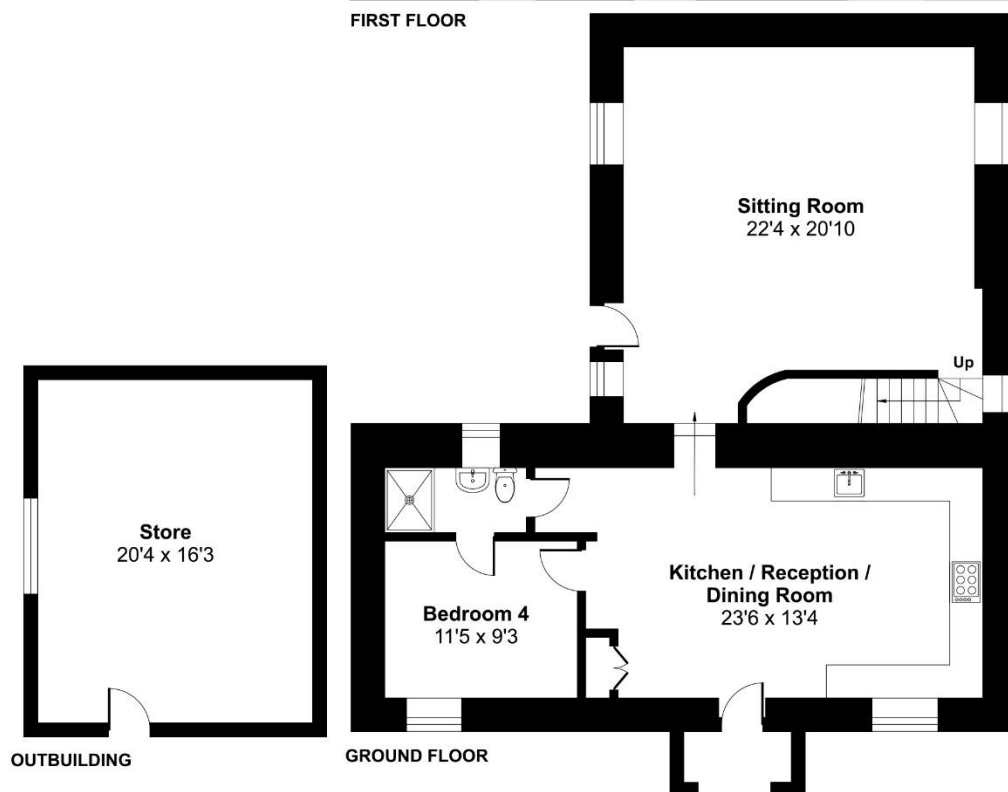
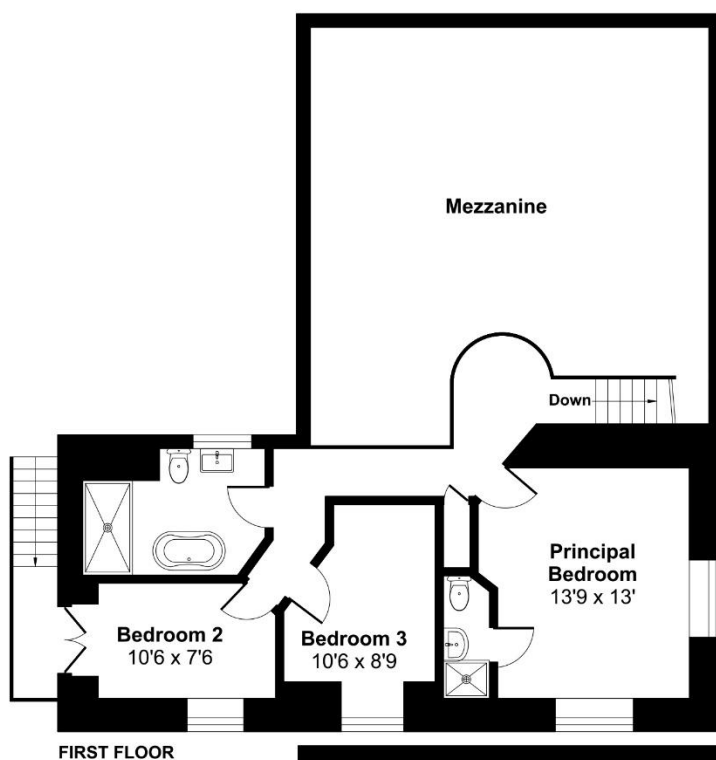
## Cubert, Newquay

Approximate Area = 1616 sq ft / 150.1 sq m (excludes mezzanine)

Outbuilding = 331 sq ft / 30.7 sq m

Total = 1947 sq ft / 180.8 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/checom 2025. Produced for Lillcrap Chilcott. REF: 1268028



