



## Mellionec Vean, Colan, Newquay, TR8 4NB

Guide Price £1,300,000

A magnificent Grade II Listed, mellow stone barn conversion, currently arranged as 3 self-contained and highly individual properties, all of which presented to an exceptional standard throughout. Our clients acquired the property and invested significant time and resources, creating what is one of the finest barn conversions we have seen. In total, the gardens and grounds measure approximately 0.5 acres, which boast a large natural spring-fed pond, mature plants and trees, and plentiful driveway parking.

### Key Features

- Truly fabulous Grade II Listed barn conversion
- Arranged as 3 self-contained properties
- Mature gardens and grounds of approximately 0.5 acres
- Freehold
- Boasting approximately 3,000 sq ft of accommodation
- Thoroughly renovated and beautifully appointed throughout
- Excellent semi-rural location, yet approximately 10 minutes' drive from the A30
- EPC ratings E, D and E



## THE LOCATION

Boasting a very peaceful, semi-rural location, 'Mellionec Vean' is very conveniently located just 4.5 miles from the bustling and famous seaside town of Newquay, 6 miles from the hotspot of Watergate Bay and 15 miles from the sought-after fishing village of Padstow.

More specifically, Colan is a very quaint and charming hamlet, located just off the A392 which then feeds to the A30 - only an approximate 10 minute drive away. The property's position means that wider Cornwall is very accessible, yet it boasts complete tranquillity – a genuinely rare scenario.

## THE PROPERTY

Designed by architect William White, 'Mellionec Vean' once formed part of the historic Fir Hill Estate and now, following a complete renovation by our clients, comprises 3 individual properties: 'Lowertown Barn', 'Lost Barn' and 'The Hideaway'.

## LOWERTOWN BARN

Currently occupied by our clients but which could equally become another highly successful holiday/long term let, 'Lowertown Barn' is beautifully appointed throughout, full of historical charm and character with broad living room, modern and top specification fully fitted kitchen, 2 double bedrooms, and a family bathroom.

## LOST BARN

Fabulously appointed with a large sitting room, elegant flooring, floor-to-ceiling windows bringing in much natural light, and vaulted ceilings providing much charm throughout. The fully fitted kitchen boasts a breakfast bar and a range cooker. Stairs rise to the first floor, where there are 2 double bedrooms, one of which benefits from a balcony, as well as the family bathroom which comprises high quality fittings, along with a freestanding jacuzzi bath with separate shower cubicle.

## THE HIDEAWAY

'The Hideaway' is an elegant 1 bedroom retreat. To the ground floor is an open-plan living area, from which the eye is drawn immediately to the galleried bedroom above, which comprises a feature freestanding bath. A contemporary well-equipped kitchen on the ground floor level leads off from the vaulted lounge area.

## THE EXTERIOR

'Mellionec Vean' sits in approximately 0.5 acres of

fabulous, mature and richly stocked gardens and grounds.

## THE BUSINESS

For many years 'Mellionec Vean' has operated as 2 full time successful holiday lets, with one property being occupied full time by our clients.

We hold audited profit and loss accounts for the business, which are available to prospective buyers following a viewing and upon request.

## INVENTORY AND STOCK

To be sold with the benefit of the fixtures and fittings, subject to negotiation.

## GENERAL INFORMATION

### SERVICES

We understand the property is serviced by mains water, electricity, drainage and gas.

### TENURE

Freehold.

## TRANSACTION PROCESS, STRUCTURE AND TIMING

To be sold by way of an asset sale.

## VIEWINGS AND ENQUIRIES

All enquiries and viewing requests are to be made directly through Laskowski & Co - the vendors' Sole Agent, on 01326 318813 and/or [info@laskowskiandcompany.co.uk](mailto:info@laskowskiandcompany.co.uk).

## DIRECTIONS

From the A30, take the turning off to Indian Queens and follow the A39 towards Newquay. At the first roundabout, take the second exit onto the A392, again, signposted to Newquay. Proceed along this road for just under 3 miles and then turn right, signposted to Colan. Proceed along the lane for approximately 3/4 mile and 'Mellionec Vean' can be found on the left-hand side.



# Floor Plan

