

TRENEARNE FARM NR PADSTOW

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TRENEARNE FARM

Padstow, Cornwall PL28 8JA

An exceptional opportunity to secure a remarkable Cornish farmstead that combines timeless heritage with modern comfort, featuring a beautifully restored 5-bedroom Grade II* listed farmhouse, alongside three further immaculate converted barns, all set in approx. 2.3-acres of tranquil countryside. Just minutes from Padstow and Harlyn, this collection of traditional stone-built properties offers far reaching rural views and a rare sense of seclusion, while remaining easily accessible to the 7-Bays on the dramatic North Cornish coast. With its versatile layout and additional outbuildings offering further potential (subject to planning), Trenearne Farm presents a unique investment prospect - whether as a prestigious private residence, a boutique holiday retreat, or a multi-generational family home.

- Four impeccably restored and converted buildings including a substantial 5-bedroom Grade II* Listed farmhouse, a 4-bedroom converted Dairy, two further 2-bedroom barn conversions, two unconverted barns with Class Q planning - PA22/04074 and four further outbuildings.
- A highly versatile investment opportunity with strong letting potential and scope for further development.
- Set in approximately 2.3-acres between two Areas of Outstanding Natural Beauty.
- A highly sought after North Cornwall coastal location, very close to Harlyn Bay and Padstow.
- Steeped in history and dating back to the early 17th Century Trenearne Farm offers an abundance of period and character features.

The Cornish Arms 0.5 mile, Harlyn Bay 1 mile, Trevone 1 miles, Padstow 2 miles, Constantine Bay 2.2 miles, Mawgan Porth 6.5 miles, Wadebridge 7 miles, Newquay Airport 8.5 miles, Exeter (M5) 80 miles.

Viewings strictly by appointment

Guide Price: £4,000,000

FREEHOLD





Trevone Bay



Harlyn Bay



The Camel Estuary



Constantine Bay



Padstow

LOCATION

With Harlyn and Trevone beaches only a short drive away, Trenearne Farm is ideally placed to make the most of this stunning stretch of north Cornwall coastline, including the vibrant harbour town of Padstow and the delightful 7-Bays. With surfing, swimming, paddleboarding and golf at nearby Trevoze Golf Club, as well as miles of scenic coastal walks you will be spoilt for choice. Nearby in Padstow, conditions are ideal for sailing, water-skiing and windsurfing on the Camel Estuary. Locally there is a wealth of excellent restaurants and pubs including, The Pig at Harlyn, The Cornish Arms, Bruno's at Trevone, along with Rick Stein's, Paul Ainsworth and Prawn on The Lawn at Padstow. The ferry and water taxi make it easy to cross

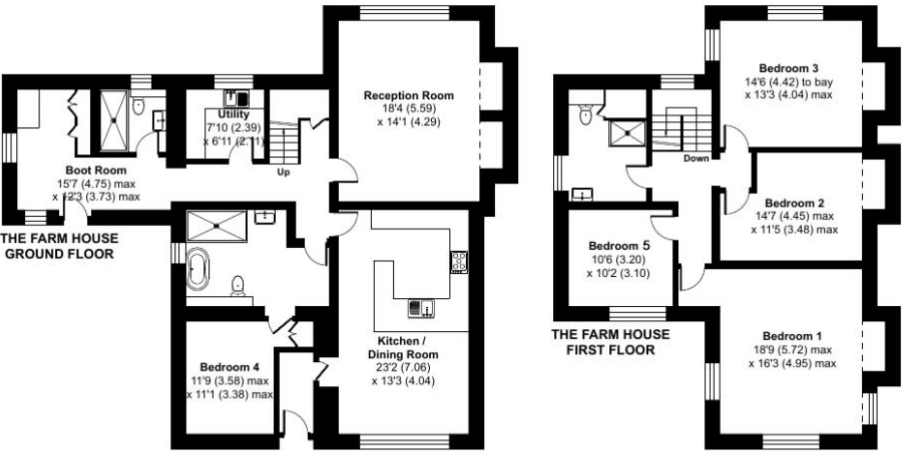
the Camel Estuary to explore Rock. Trenearne Farm is situated among an Area of Outstanding Natural Beauty on the periphery of the charming coastal village of Padstow, located just a short distance from the A3, which provides excellent transport links to both Cornwall and Devon. The main line railway station is at Bodmin Parkway, approximately 15 miles and Newquay airport approximately 20 miles. Most everyday shopping requirements can be met in Padstow, but the market town of Wadebridge, with its larger supermarkets, cinema, leisure centre and inspiring collection of independent shops, is only about seven miles distant.

THE FARMHOUSE

This exquisite 17th Century Grade II* listed 5-bedroom farmhouse has been recently completed and sensitively restored to a very high standard throughout. Featuring many wonderful period details including granite windows and stone fireplaces, ornamental lime plasterwork, beamed ceilings and flagstone floors, with a traditional Cornish stone and slate hung exterior and Delabole slate roof. The Farmhouse is the centrepiece of a collection of meticulously converted stone farm buildings with its own driveway and private gardens located, bordered by beautiful Cornish stone walls, to the front and side. An elevated sunny terrace offers space for outside dining and relaxation. Less than 1 mile from the beach and amenities at Harlyn & Trevone, The Farmhouse enjoys a peaceful rural setting with far reaching countryside views.

SERVICES – Oil fired heating, mains electricity & water, private shared drainage.

ENTRANCE HALL | OPEN PLAN KITCHEN DINING ROOM | REAR DOOR TO BOOT ROOM WITH CLOAK STORE | SHOWER ROOM | UTILITY ROOM | HALLWAY WITH STAIRS LEADING TO FIRST FLOOR | | DRAWING ROOM WITH WINDOW SEAT & INGENOOK WITH WOOD BURNER | DOUBLE BEDROOM | FAMILY BATHROOM | STAIRS LEADING UP TO A LANDING | TWO DOUBLE BEDROOMS | TWO LARGE BEDROOMS WITH WINDOW SEATS AND DUAL ASPECT WINDOWS | SHOWER ROOM | FRONT AND SIDE GARDENS BORDERED BY CORNISH STONE HEDGE | RAISED PATIO TERRACE | PRIVATE OFF-ROAD PARKING WITH SEPARATE ACCESS | 5-BAR GATES TO GARDEN & DRIVEWAY | 2180 SQ. FT. APPROX





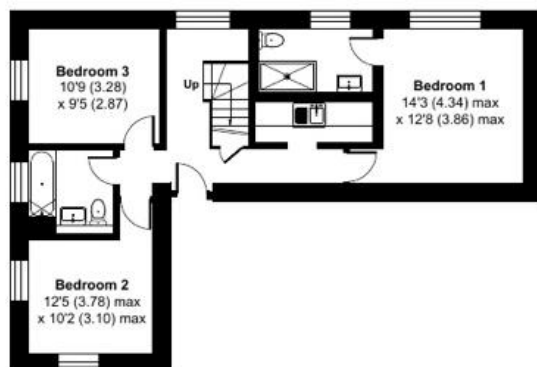
THE DAIRY

Arranged over two floors, The Dairy is an impressive Cornish stone building that has been completely renovated to the highest standard. Enjoying light filled accommodation with vaulted ceilings, rooflights and exposed beams on the first floor, it has picture windows designed to frame distant countryside views. The first floor living room offers a sizeable entertaining space with a wood burner, while the open plan kitchen /dining room has patio doors that flow out to the raised deck, gardens and patio terrace.

On the ground floor a principal suite sits alongside two double bedrooms that both share the family bathroom, with a handy utility room alongside. The remaining double en suite bedroom / study is set on the first floor.

SERVICES – Air Source Heat Pump, Mains electricity & water, Shared sewage treatment plant for waste, EV Charger.

ENTRANCE HALL | UTILITY ROOM | TWO BEDROOMS | FAMILY BATHROOM | PRINCIPAL ENSUITE DOUBLE BEDROOM | STAIRS UP TO | OPEN PLAN KITCHEN DINING ROOM WITH VAULTED CEILING AND PATIO DOORS TO THE SOUTHFACING RAISED DECK, GARDEN AND PATIO TERRACE | SEPARATE SITTING ROOM WITH WOOD BURNER & VAULTED CEILING | FRONT AND REAR GARDENS | PRIVATE OFF-ROAD PARKING | 1518.1 SQ. FT. APPROX



THE DAIRY GROUND FLOOR



THE DAIRY FIRST FLOOR



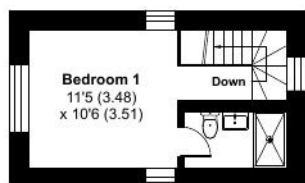


THE FORGE

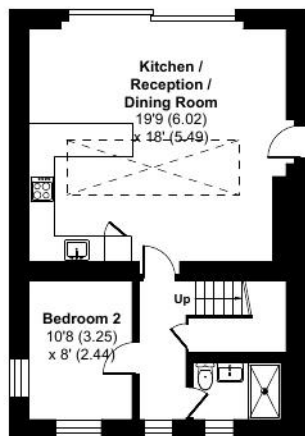
This delightful two-bedroom, two-bathroom, stone cottage that has been greatly enhanced with the addition of a spacious, contemporary ground floor extension, creating a generous new living area featuring a substantial atrium roof light that washes the open plan kitchen, dining and sitting space with plenty of natural light. The fitted kitchen layout is very sociable with two huge sliding doors lead out to the sunny terrace and garden, for outdoor dining while you enjoy the fresh Cornish sea air. The ground floor bedroom has dual aspect windows and use of the family shower room, while upstairs the principal ensuite bedroom enjoys a double height vaulted ceiling with exposed beams and dual aspect windows.

SERVICES – Air Source Heat Pump, Mains electricity & water, Shared sewage treatment plant for waste, EV Charger.

ENTRANCE INTO | OPEN PLAN LIVING, KITCHEN DINING ROOM WITH WOOD BURNER AND GLASS ATRIUM, PLATE GLASS SLIDING DOORS TO FRONT GARDEN & PATIO | DOUBLE BEDROOM | FAMILY SHOWERROOM | STAIRS UP TO | PRINCIPAL ENSUITE BEDROOM WITH BEAMED CEILING | PRIVATE OFF-ROAD PARKING | 728.3 SQ.FT. APPROX



THE FORGE FIRST FLOOR



THE FORGE GROUND FLOOR



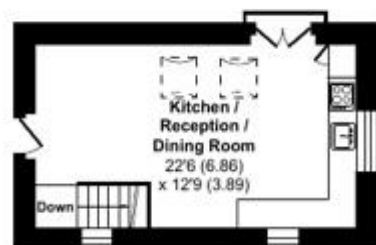


THE GRANARY

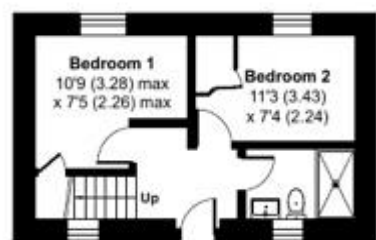
This charming two storey stone barn conversion enjoys expansive, vaulted ceilings in the open plan living space on the first floor and two double bedrooms and a family shower room on the ground floor. A Juliet balcony upstairs offers far reaching countryside views from the sitting room, and a stable door and set of external steps lead down to a south facing patio terrace with views of the garden and surrounding Cornish countryside.

SERVICES – Air Source Heat Pump, Mains electricity & water, Shared sewage treatment plant for waste, EV Charger.

ENTRANCE HALL | 2 BEDROOMS | FAMILY SHOWER ROOM | STAIRS UP TO | OPEN PLAN KITCHEN, DINING, LIVING ROOM WITH JULIET BALCONY, WOOD BURNER AND BEAMED CEILING | EXTERNAL STEPS TO GARDEN AND PATIO | PRIVATE OFF-ROAD PARKING | 583 SQ.FT. APPROX



THE GRANARY FIRST FLOOR



THE GRANARY GROUND FLOOR



THE GROUNDS

Trearne Farm is set in approximately 2.3 acres of grounds with landscaped gardens, private terraces and a paddock. There is ample allocated off-road parking for each property. Access to Trearne Farm is directly from the public highway along a private gravel driveway that forms part of the property. A track continues from the driveway to a sizeable paddock, which is bordered by established Cornish hedging.

CONTENTS

All contents are excluded, but may be available by separate negotiation

UNCONVERTED BARNs

The Stables and a block-built Tractor Shed both have Class Q approval in place for conversion to residential dwellings - PA22/04074 (plans available on request).

Additionally, there are four further outbuildings on the site that are suitable for storage, or a variety of uses:

- Outbuilding 1 - secure, block built, with half height interior walls 3.08m x 15m
- Outbuilding 2 – stone built, in need of restoration approx. 4.5m x 11.4m
- Outbuilding 3 – modern, timber open sided agricultural building 6.45m x 6m
- Outbuilding 4 – restored single storey stone building 8.13m x 1.85m





The Stables

The Granary

The Farmhouse

The Tractor Shed

The Dairy

The Forge

Outbuilding 2

Outbuilding 3

Outbuilding 4

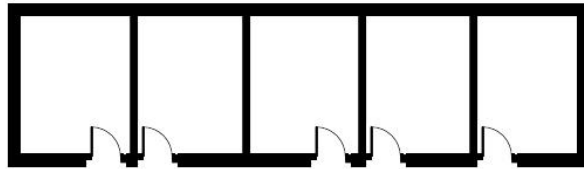
Outbuilding 1

Trenewearne Farm, Padstow, PL28 8JA

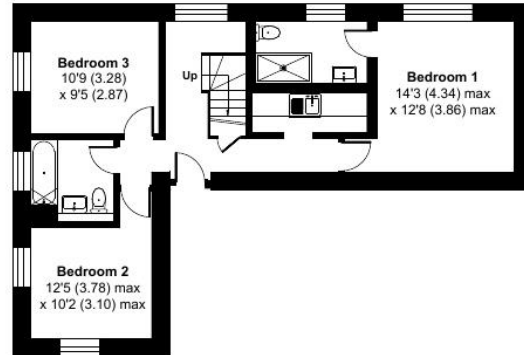
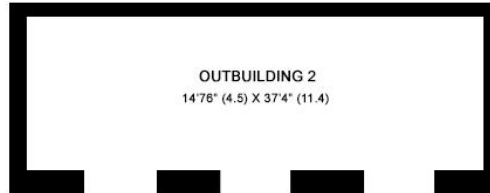
Approximate Internal Area = 5010 sq ft / 465.4 sq m
 Outbuildings = 2557 sq ft / 101 sq m
 Total = 7567 sq ft / 566.4 sq m
 For identification only - Not to Scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for nichcom. REF: 1346125

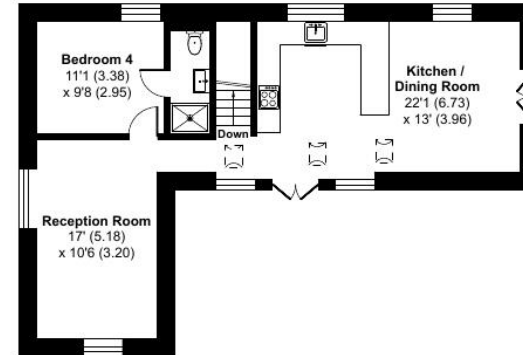
OUTBUILDING 1 10'10" (3.08) x 49'21" (15m)



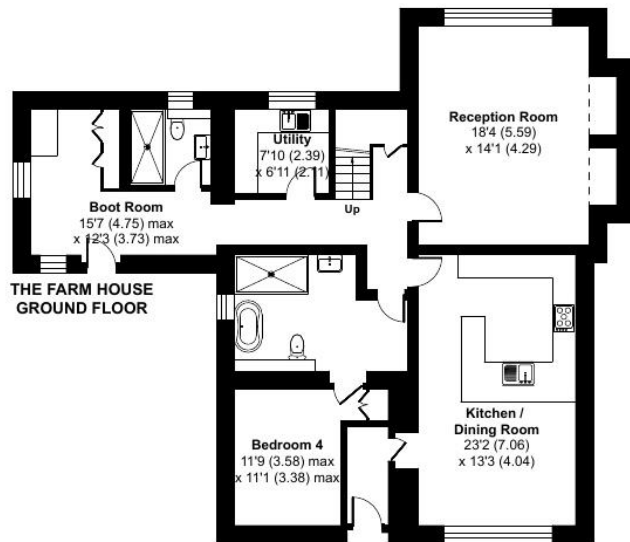
OUTBUILDING 2
14'76" (4.5) X 37'4" (11.4)



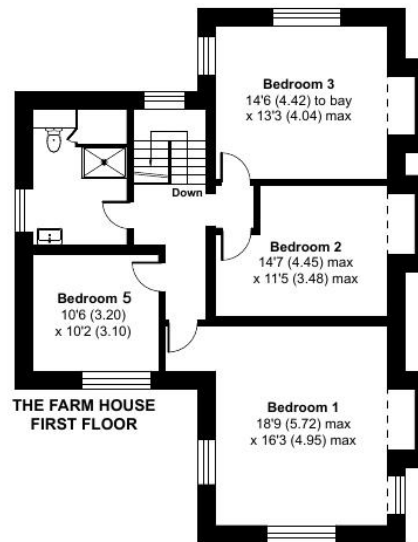
THE DAIRY GROUND FLOOR



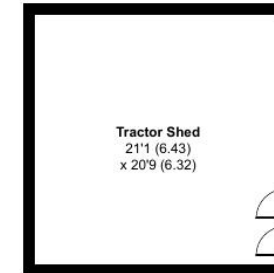
THE DAIRY FIRST FLOOR



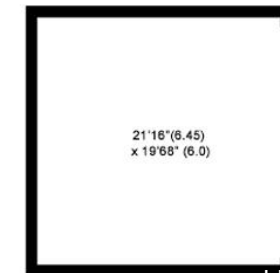
THE FARM HOUSE GROUND FLOOR



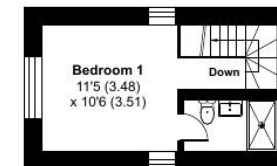
THE FARM HOUSE FIRST FLOOR



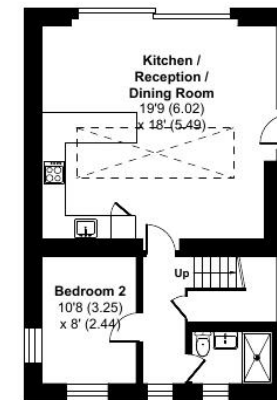
TRACTOR SHED



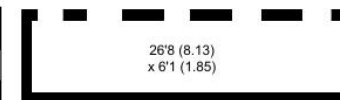
OUTBUILDING 3



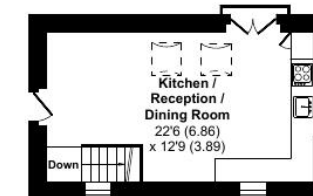
THE FORGE FIRST FLOOR



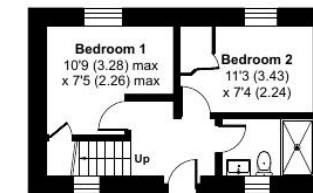
THE FORGE GROUND FLOOR



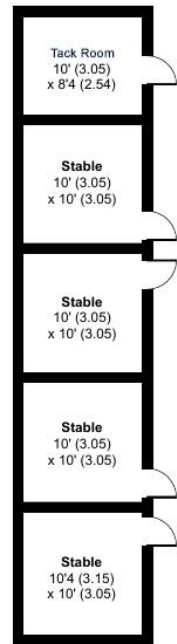
OUTBUILDING 4



THE GRANARY FIRST FLOOR



THE GRANARY GROUND FLOOR



THE STABLES