



Tregear Vean Farmhouse Barn



## Tregear Vean Farmhouse Barn

*A Detached Single Storey Barn with Potential  
(Subject to any necessary planning consents)*



## Accommodation Summary

**Total Internal Floor Area:** 390 sq ft (122.01 sq m).

### Outside

Parking area.





## Description

This detached barn is located between Tregear Vean Farmhouse and the vehicular access serving a complex of neighbouring detached residential barn conversions on the outskirts of the exclusive coastal village of St Mawes. The building is of single storey traditional stone construction under cover of a pitched slate roof.

The inside of the building comprises of an open plan layout, which has rendered walls, timber lintels above the window and door openings, UPVC windows and exposed timber roof beams. There are a number of rooflights in one of the elevations of the roof and light and power are connected.

Even though the building does not have residential planning permission, we have on file a favourable report from a local planning consultant providing an assessment on the possibilities of obtaining residential planning permission to convert the current dwelling into potentially a one-bedroom home with a parking space and small front sun terrace.

## A Brief History

A translation of the Cornish name, Tregear Vean, indicates that there has been a settlement at this location for many hundreds of years. 'Tregear' means homestead of the fort and 'Vean' means small or probably outlying in this context. Therefore 'Outlying Homestead of the Fort' seems to be a fair interpretation. The great manor of Tregear was, from very early times, the most important estate in the area, comprising most of the Roseland Peninsula and beyond, and is mentioned in the Domesday Book of 1085. The whole fascinating history of the district can be read in Laurence O' Toole's book 'The ROSELAND between River and Sea'.





## Location Summary

(Distances and times are approximate)

St Mawes Village Centre: 1 mile. Summers Beach: 1 mile. Sailing Club Quay: 1.1 miles. Truro: 9 miles (by car ferry). Falmouth: 20 minutes (by passenger ferry from St Mawes). St Austell: 15 miles with London Paddington 4.5 hours by rail. Cornwall Airport Newquay: 26 miles (regular flights to London, other UK regional Airports).

## St Mawes

The exclusive Cornish coastal village of St Mawes was voted in 2020 by a Which? Customer Survey as the "Top Seaside Town in the UK". This enchanting south facing harbour village, named "Britain's St Tropez" by the Daily Mail, is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty. Much of its surroundings are owned by the National Trust. The village is centred round its quaint harbour, its own beaches and castle. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme of village regattas, club races and various national championships to cater for all ages. There is an all-year-round pedestrian ferry service to and from Falmouth and a seasonal ferry runs to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland.

## Local Amenities

St Mawes has long been one of the West Country's more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both luring the rich and famous. It has a wide range of amenities, which are open all year, including baker, convenience store, post office and newsagent, doctors, hairdresser, dentist, pharmacy, village hall, church, delicatessen and clothing shops. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops.

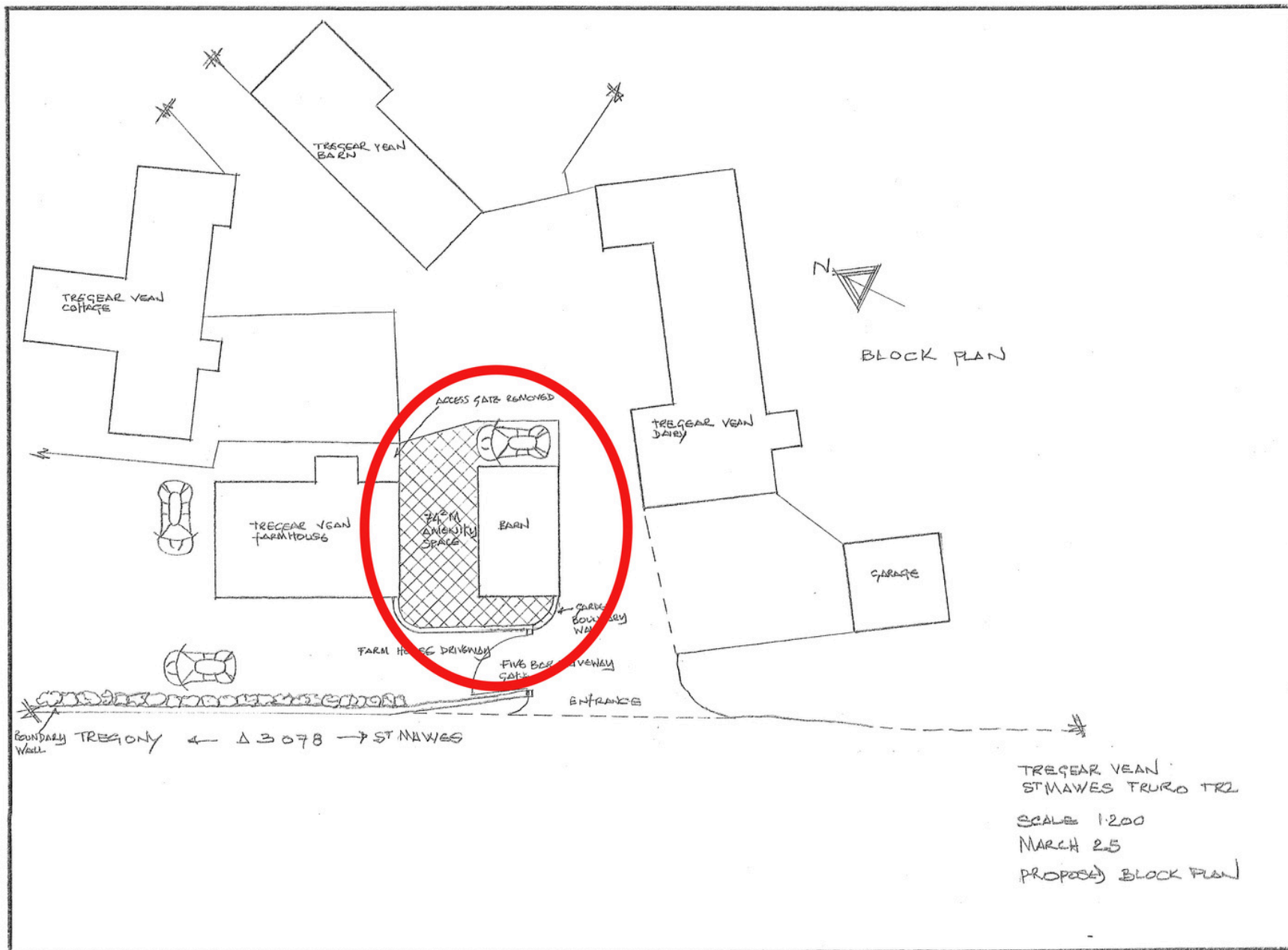
## Cornwall

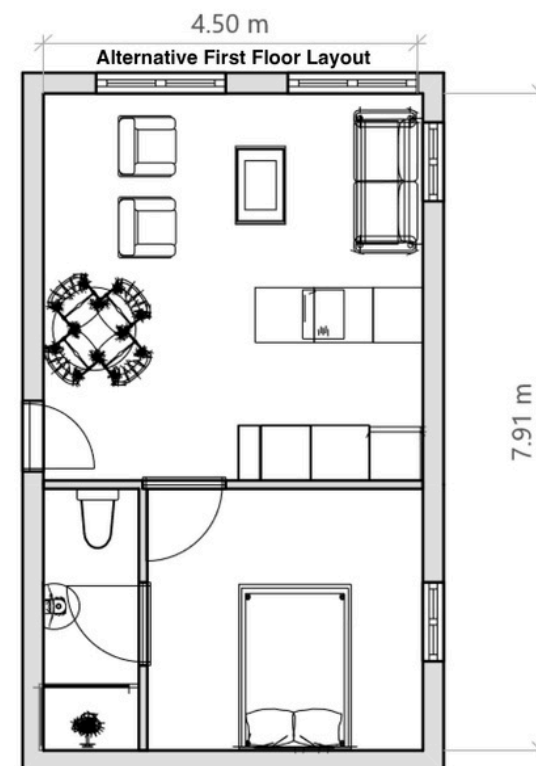
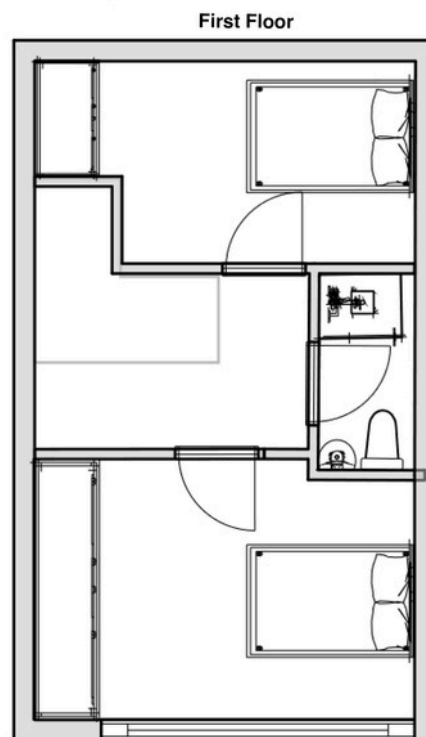
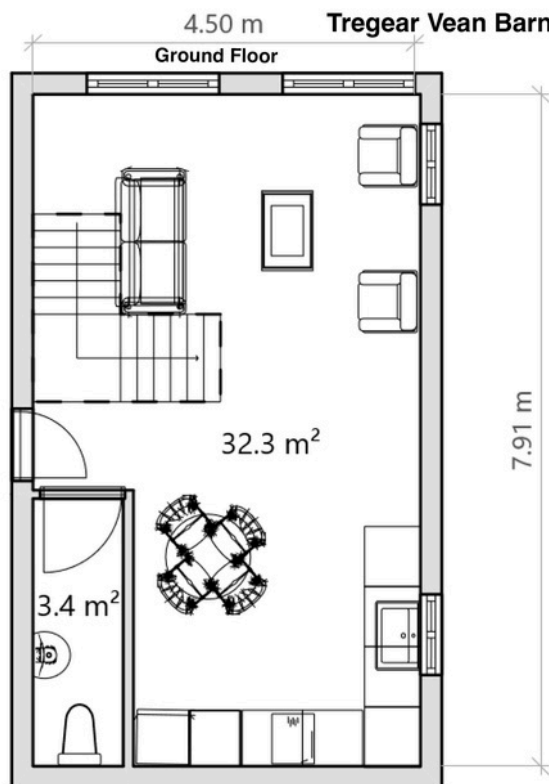
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske). Cornwall Airport in Newquay has regular daily flights to London as well as connections to other UK regional airports and a number of European destinations.

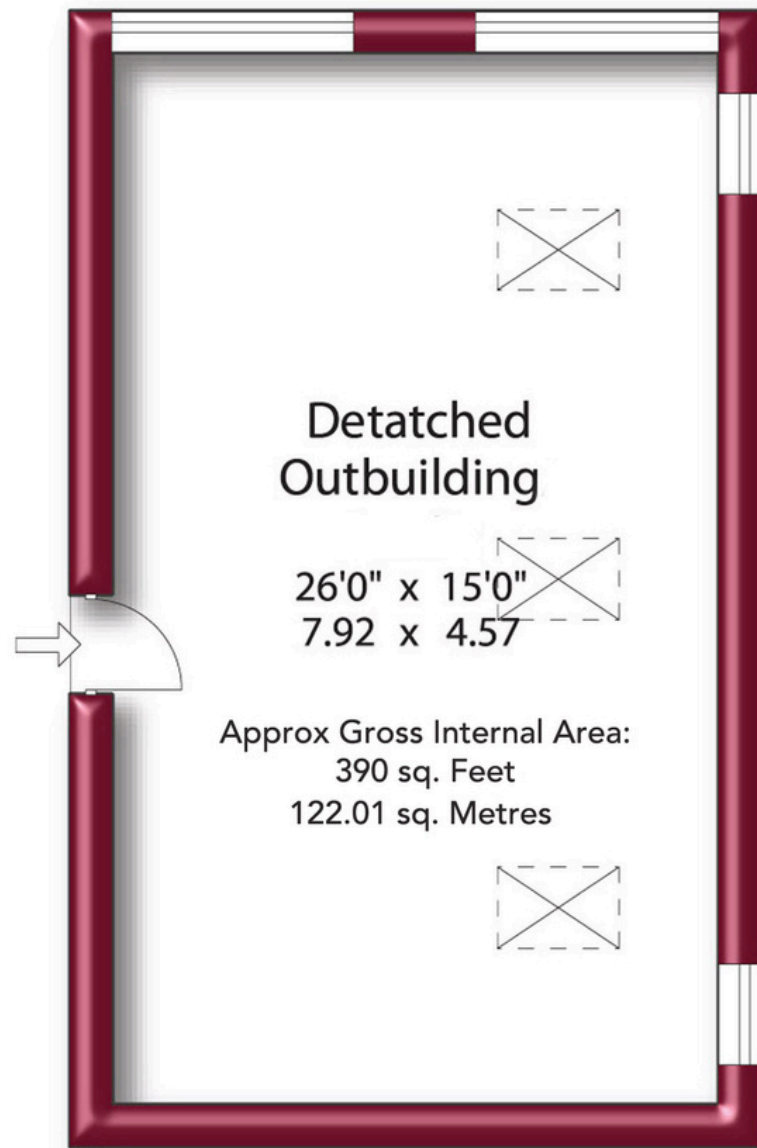
## Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). On The Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.









For illustrative purposes only. Not to scale.

## General Information

**Services:** Mains electricity connected with Night Storage Heaters in situ.

**Energy Performance Certificate Rating:** To be assessed.

**Council Tax Band:** To be assessed.

**Ofcom Outdoor Mobile Area Coverage Rating:** Likely for Vodafone & O2, Limited for EE & Three.

**FTTC Superfast Broadband:** Openreach predicted max download speeds: Superfast 76Mbps; Standard 21 Mbps.

**GOV.UK Long Term Flood Risks:** River/Sea: Very Low. Surface Water: Very Low.

**Tenure:** Freehold.

**Viewing:** Strictly by appointment with H Tiddy.

## Tregear Farmhouse Barn

Single Storey Outbuilding  
Tregear Vean  
St Mawes  
TR2 5AB.

## H Tiddy Estate Agents

The Square  
St Mawes  
Truro  
Cornwall  
TR2 5AG

01326 270212  
sales@htiddy.co.uk  
www.htiddy.co.uk

## Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

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