



**Jackie Stanley**  
ESTATE AGENTS

**The Sheep House**  
St Ervan





- ***Substantial Building Plot with Detailed Planning Permission***
- ***Positioned close to Picturesque Vibrant Padstow & the Revered Beaches of the North Coast***
- ***Planning Consent for a Striking Architectural Design in Excess of 3,800 Square Feet***
- ***Proposed Four Double Bedrooms with Four Bathrooms***
- ***Large Open Plan Living Space, Games Room & Study***
- ***Approximately 0.25 Acre Site***
- ***Part of a Unique Small Development at Treravel Farm***

Jackie Stanley are privileged to present a rare and exciting opportunity to acquire The Sheep House, a substantial building plot with full planning consent, located within the idyllic rural setting of Treravel Farm, just a short distance from Padstow and the spectacular beaches of North Cornwall.

The Sheep House represents the largest of four barns within this exclusive development and, once complete, will offer in excess of 3,800 square feet of contemporary accommodation. The approved architect designed plans deliver a striking property of space, light and height, perfectly balancing modern style with the rural character of its surroundings.

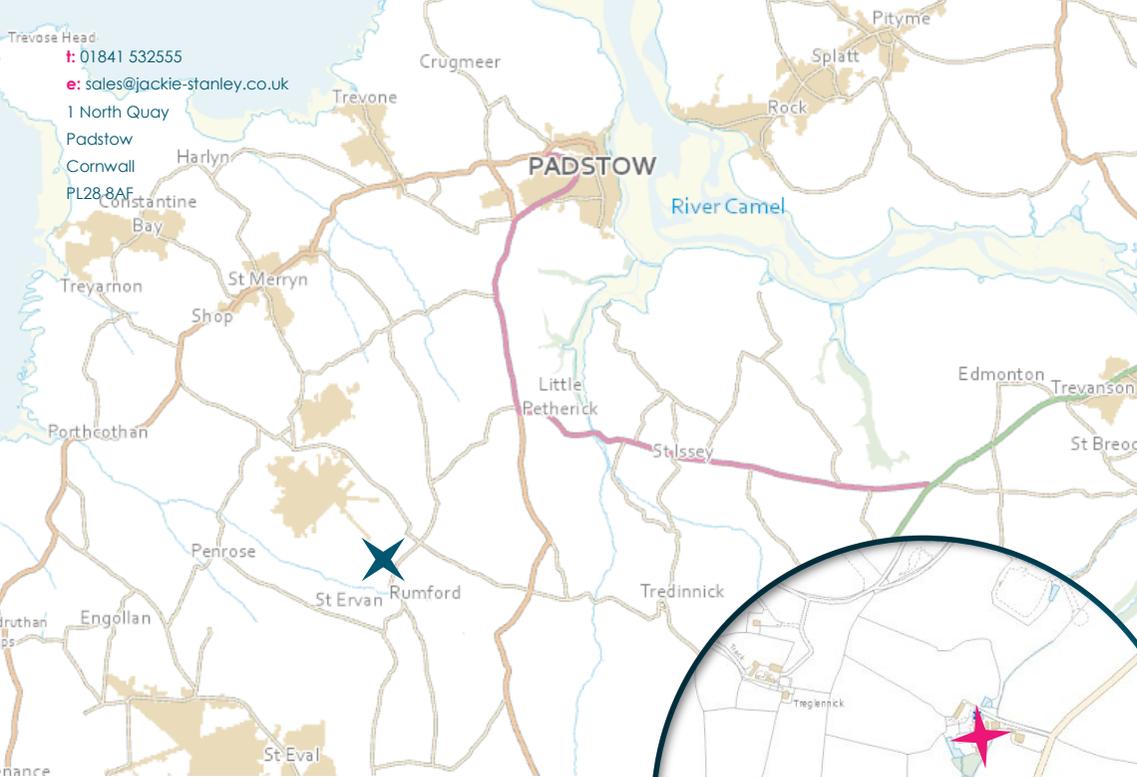
The proposed layout includes four double bedrooms, three bathrooms plus an additional en-suite, and a vast open-plan living space with feature oak staircase and floor-to-ceiling glazing. Bi-fold doors will open onto terraces and gardens, while the design incorporates a sleek handleless kitchen with central island, engineered oak flooring, oak internal doors, and high-quality bathrooms finished in a neutral palette. Plans also specify aluminium anthracite windows and doors, underfloor heating powered by an air source heat pump, and a high-pressure hot water system.

Externally, the plot allows for generous landscaped grounds, with lawned gardens to the front, patio and terrace areas to the rear and side, and ample parking for several vehicles. The plot measures approximately 0.25 acres. The approved design makes the very best of the location, with outdoor spaces perfect for entertaining and enjoying the peace of the Cornish countryside.

The Sheep House is situated within the small parish of St Ervan, close to the hamlet of Rumford and just five miles from the historic harbour town of Padstow. The area is renowned for its outstanding restaurants, including Paul Ainsworth's Michelin-starred No.6, Prawn on the Lawn and Rick Stein's famed Seafood Restaurant. Nearby St Merryn offers everyday amenities including shops, a primary school, doctors' surgery and Rick Stein's Cornish Arms. The property is ideally placed for access to some of North Cornwall's most celebrated beaches such as Harlyn Bay, Trevone Bay, Constantine Bay and Treyarnon Bay, all within a five-mile radius. Bodmin Parkway mainline station is just twenty-two miles away, while Newquay Airport lies within seven miles.



**The Sheep House, St Ervan, PL27 7RS**  
£295,000 guide



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In summary, The Sheep House offers a unique development opportunity: the chance to build a truly impressive barn conversion to an already approved and beautifully considered design, set in a highly sought-after location close to Padstow and the North Cornwall coastline.

To find The Sheep House, leave Padstow and follow the A389 for approximately 3 miles passing Trevisker Garden Centre along the way. Continue along the A389 as it becomes the B3274 and then turn right at signs for St Merryn Park. Follow this lane to the next t-junction and turn left following signs for Rumford and St Eval. Follow this lane for approximately 400 yards and the entrance to Treravel Farm can be found on the right hand side. The postcode for satellite navigation is PL27 7RS. What3words: smuggled.fancied.types

