

The Old Barn

ST ERVAN



Jackie Stanley

ESTATE AGENTS



- Substantial Detached Barn Conversion of over 2,700 Square Feet
- Approximately Two Acres of Gardens, Grounds & Paddock
- Four En-Suite Double Bedrooms with additional Shower Room
- Three Characterful & Individual Reception Rooms
- Detached Two Storey One Bedroom Annexe

- Purpose Built & Self Contained Live/Work Unit with Conversion Potential
- Stables, Large Agricultural Storage Sheds & Solar Array
- Idyllic Rural Position Close to Picturesque Padstow & the Revered Beaches of the North Cornish Coast





Occupying an enchanting rural setting in the peaceful hamlet of St Ervan, The Old Barn is a substantial and immensely characterful former agricultural building, thoughtfully converted to create an exceptional four-bedroom country home. Accompanied by a detached annexe, purpose-built live/work unit, stables and extensive storage buildings, the property stands within approximately two acres of gardens, grounds and paddock.





Owned by the present vendors since approximately 2002, The Old Barn offers wonderfully individual accommodation arranged across two floors. Its impressive proportions are enriched by exposed stonework, substantial timber beams, flagstone slate and oak flooring, creating a home that feels both authentically Cornish and exceptionally welcoming. The fabulous entrance hallway provides a memorable introduction, immediately revealing the quality and character found throughout the property. The farmhouse kitchen forms the traditional heart of the home, fitted with extensive cabinetry and centred around an electric Aga, with flagstone slate flooring adding warmth and texture. A separate utility room provides valuable practical space, while a ground-floor shower room adds further convenience.





There are three distinctive reception rooms, each with its own atmosphere and architectural interest. A particularly appealing change in level leads into the former roundhouse, now an intimate reception space arranged around a wood-burning stove. With its curved form, exposed stone walls and abundant character, it offers a memorable setting in which to relax.

The magnificent first-floor living room is undoubtedly one of the defining features of The Old Barn. Its soaring vaulted ceiling, exposed roof timbers and wood-burning stove create an impressive yet comfortable space, with a wonderful sense of volume and light. Also positioned on this level is the games room, providing an additional recreational space that complements the more formal living areas.

The accommodation includes four generous double bedrooms, with two positioned on the ground floor and two on the first floor. Each bedroom benefits from its own en-suite facilities, an unusual and highly desirable arrangement well suited to family life, visiting guests or premium holiday accommodation. Oak flooring extends through many of the rooms, including the bedrooms, helping to unify the interior while enhancing its natural warmth.

A private courtyard lies to the rear of the house, enclosed by the attractive stone elevations of the barn and offering a sheltered setting for outdoor dining and entertaining. To the front, the driveway opens into a generous turning circle, creating an appealing sense of arrival and providing ample space for numerous vehicles.



Of further significance is the purpose-built two-storey live/work unit, currently arranged with a kitchen, bathroom and office accommodation. This highly adaptable building lends itself to a variety of professional, creative or ancillary uses and may offer potential for conversion into a separate, self-contained dwelling, subject to obtaining all necessary planning consents.

The Old Barn, St Ervan, PL27 7TA

£1,450,000 guide



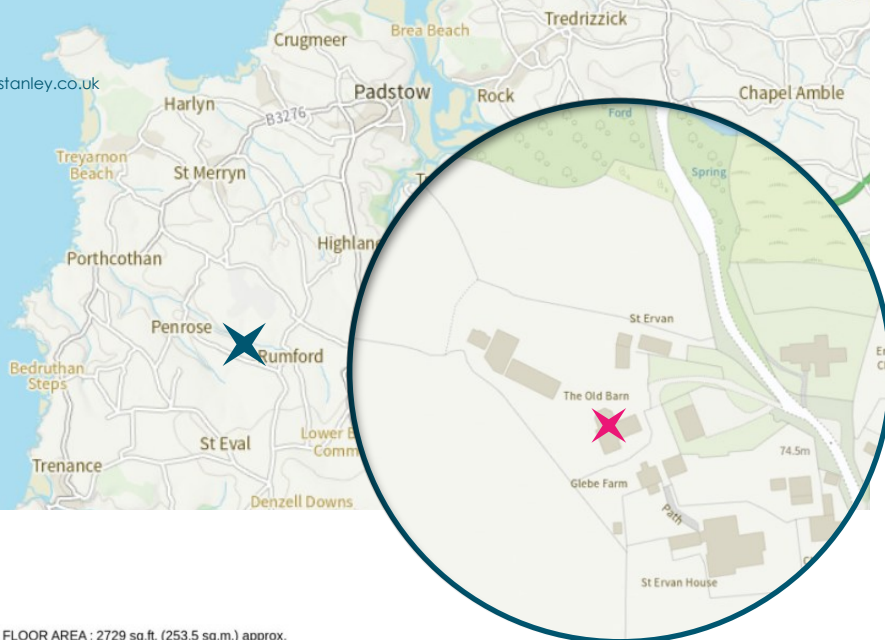
The wider holding extends to approximately two acres and incorporates gardens, grounds and a paddock. Stables and substantial agricultural storage sheds provide extensive facilities for equestrian, commercial, hobby or storage requirements, while solar panels installed across the roofs of the agricultural buildings contribute a valuable renewable-energy feature. These additions further strengthen The Old Barn's appeal as a versatile rural holding with substantial ancillary accommodation, renewable-energy infrastructure and scope for future development, subject to planning. A public footpath follows the lower driveway before continuing into the surrounding fields, offering immediate access to the rural landscape and countryside beyond.

The Old Barn represents a rare opportunity to acquire a substantial and beautifully evolved country residence with extensive ancillary accommodation, excellent outbuildings and approximately two acres of land—all within easy reach of some of Cornwall's most celebrated coastal destinations.

The Old Barn is located in the peaceful parish of St Ervan, close to the sleepy hamlet of Rumford and lies just three miles inland from the dramatic North Cornwall coastline. The historic harbour town of Padstow is approximately five miles away, offering a vibrant mix of cafés, pubs, and acclaimed restaurants — including Paul Ainsworth's Michelin-starred No.6, laid-back Prawn On The Lawn, and Rick Stein's iconic Seafood Restaurant. Just four miles from the property, the bustling village of St Merryn provides a range of everyday amenities, including a post office/grocery store, bakery/delicatessen, petrol station, and two welcoming pubs — notably Rick Stein's The Cornish Arms, renowned for its excellent food and local ales. The village also benefits from a well-regarded primary school and a doctors' surgery. This location is ideally placed for exploring some of Cornwall's most celebrated beaches, including Harlyn Bay, Trevone Bay, Constantine Bay, and Treyarnon Bay — all within a 3–5 mile radius. For wider travel connections, Bodmin Parkway mainline station is approximately 22 miles away, while Newquay Airport can be reached in just 7 miles, offering both convenience and connectivity in a tranquil rural setting.

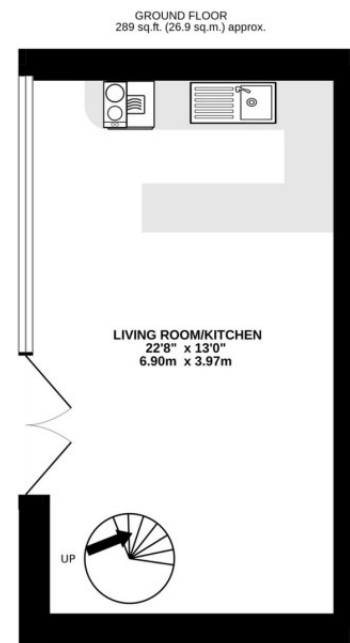
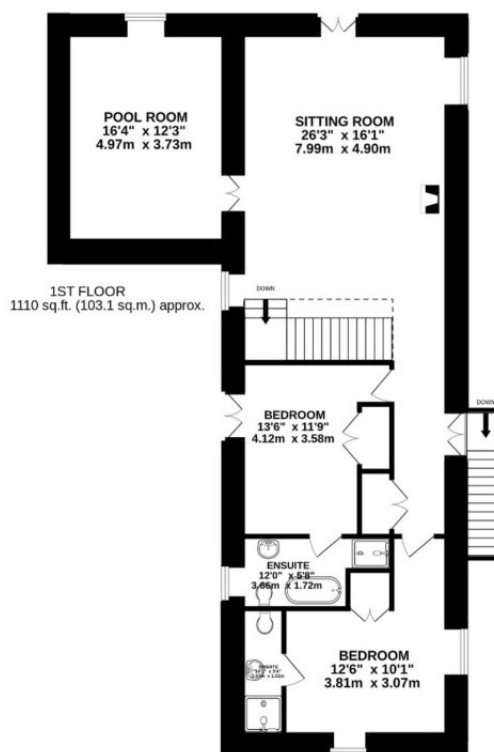


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Services to the property include mains water and electricity, private septic tank drainage and an oil fired central heating system. EPC rating D and G. Council tax band F. Ofcom indicate ultrafast broadband connectivity. Ofcom indicate 5G mobile coverage.

To find The Old Barn, 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 junction and turn left following signs for Rumford and St Eval. Follow this lane all the way through Rumford and out the other side. At the next junction, turn right and follow the lane before turning right signposted St Ervan. Drive down into the hamlet and then turn left opposite the Church. The entrance to The Old Barn will be right in front of you. The postcode for satellite navigation is PL27 7TA. What3words: recording.breeze.actor



TOTAL FLOOR AREA : 504 sq.ft. (46.8 sq.m.) approx.

