



The Barn

WADEBRIDGE



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ESTATE AGENTS



- **An Exciting Renovation Project**
- **Tranquil North Cornwall Rural Hamlet**
- **Substantial Barn Conversion of over 2,450 Square Feet**
- **Gardens & Grounds Extending to Approximately 1.1 Acres**
- **Four Double Bedrooms (three ensuite)**
- **Detached Three Bedroom Annexe**
- **Detached Carport & Ample Driveway Parking**
- **Conveniently Situated Less than Two**

The Barn is a grand, substantial and hugely characterful barn conversion occupying a privileged position, quietly situated on the outskirts of the bustling and sought after market town of Wadebridge on the banks of the river Camel.

The peaceful yet convenient location provides privacy and tranquillity within a generous curtilage of approximately 1.1 acres while it is just a short drive into the Wadebridge itself to enjoy the extensive range of independent shops, cafes and restaurants on offer.

A former agricultural barn, The Barn was converted some 25 years ago and has been in the same ownership ever since. The

property has an impressive array of high vaulted ceilings and A frame beams, interesting accommodation and of course original thick stone walls. The 2,457 square feet of accommodation comprises three generous en-suite double bedrooms, two reception rooms with wood burning stoves and a huge kitchen/dining room with large fireplace and farmhouse style fitted kitchen.

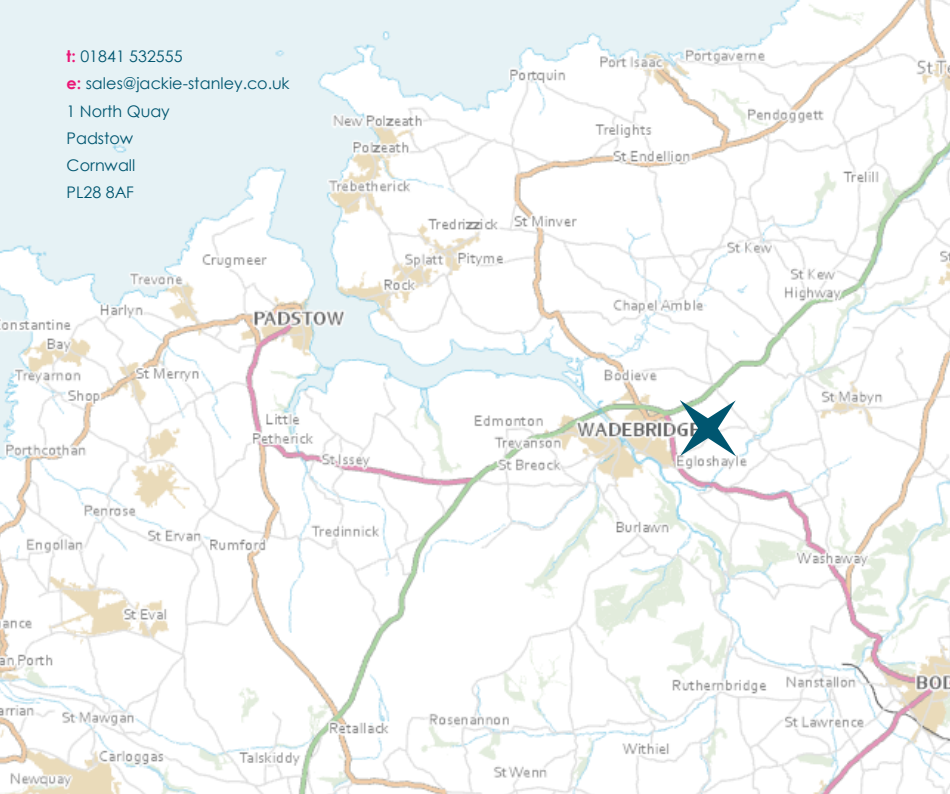
Separately within the grounds sits Paddock Barn, a three bedroom detached annexe of approximately 880 square feet. This comprises one double bedroom, two single bedrooms, a family bathroom, lounge and kitchen/dining room. Paddock Barn would benefit from a scheme of refurbishment but does also benefit from a detached double carport and separate driveway access.

Services to the properties include mains water and electricity, private drainage and LP gas central heating. EPC rating G. EPC rating E. Council tax band F. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile coverage.

The Barn, Treworder, Wadebridge, PL27 6HX £775,000 guide



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The Barn is conveniently located approximately two miles from the thriving market town of Wadebridge in North Cornwall. Located on the river Camel just eight miles upstream from picturesque Padstow and less than six miles from sought after Rock, Wadebridge has a long rich history and has grown in significance and reputation over the years. The town provides a fine selection of independent shops, cafes and restaurants as well as an array of amenities including a community owned sports centre, gyms, a cinema, primary and secondary school and an extensive selection of supermarkets.

Wadebridge also enjoys the famous Camel Trail, a popular and almost level cycle route which runs between Padstow and Bodmin, formerly the railway track. The nearest mainline station is Bodmin Parkway which is approximately 13 miles distant with the nearest airport at Newquay just 12 miles away.

To find The Barn, follow the A389 from Wadebridge signposted to Bodmin towards Trelawney Garden Centre. Follow the road for approximately 0.7 miles and then turn left into Treworder Lane and go back on yourself. Follow the lane round the bend and continue until you enter the hamlet of Treworder. The entrance to The Barn can be found directly in front of you. The Postcode for satellite navigation is PL27 6HX. What3words: likening.booklet.ethic

