



Trekee Mill Barns,
St Teath, Bodmin

LODGE & THOMAS
ESTABLISHED 1892

Trekee Mill Barns,

Trekee Lane, St Teath, Bodmin, Cornwall PL30 3LN

Guide Price - £350,000 Freehold

An increasingly rare opportunity to purchase a pair of traditional Cornish farm barns, part of one being a former corn mill with existing slate sluice and dilapidated water wheel. Both barns with the benefit of conditional detailed planning permission for conversion, the larger to a three bedroom dwelling and the smaller to a two bedroom annexe, together with a very attractive, elongated and tree-lined paddock.

The Barns

The barns are located at the edge of the farmstead at Trekee Farm, with long frontage to and direct access from a minor Council maintained road, the larger barn being set back from the road and approached over its own access driveway, leading to what is currently a concrete surfaced yard.

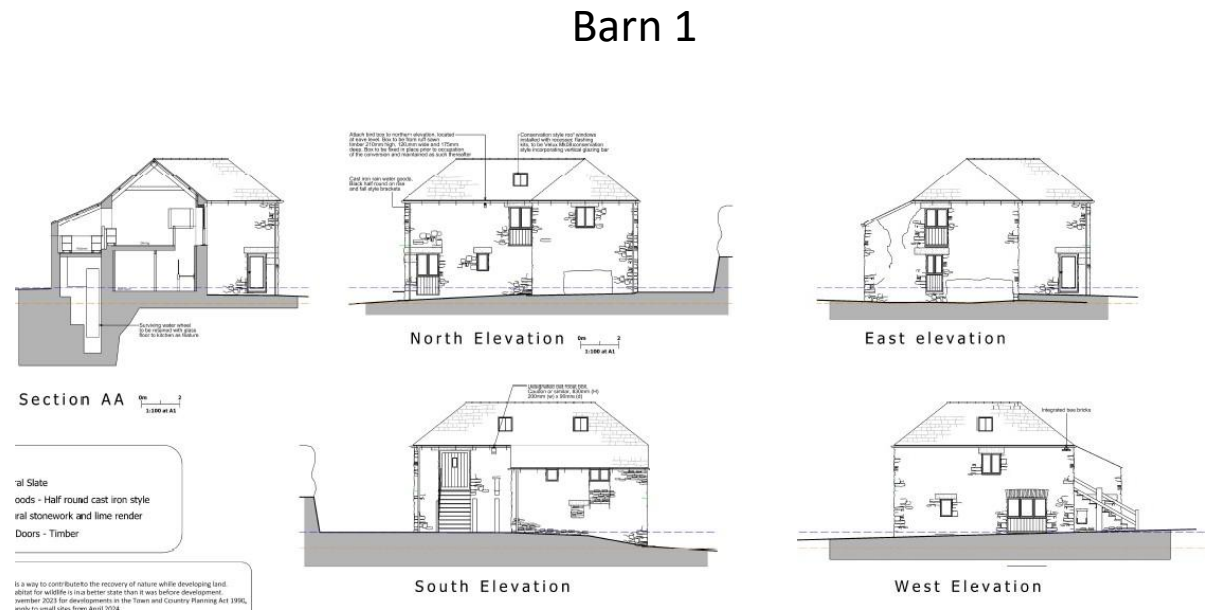
In a sought after position, the barns are only 3 miles from the hamlet and sheltered cove of Port Gaverne and 4 miles from the neighbouring picturesque and historic fishing village of Port Isaac.

Conditional detailed planning permission (PA25/02227) was granted by Cornwall Council on 04/08/2025 with full details available on the Cornwall Council Planning portal.



Barn 1 is built of entirely stone walls with a natural slate clad roof and a particular feature is an existing slate sluice leading to a water wheel, which is incorporated in the architect's designs, with the kitchen above over a glass floor.

The first floor accommodation is approached from the rear of the barn via a flight of slate topped stone steps which pass over the sluice to the water wheel.



The proposed reverse level accommodation comprises:

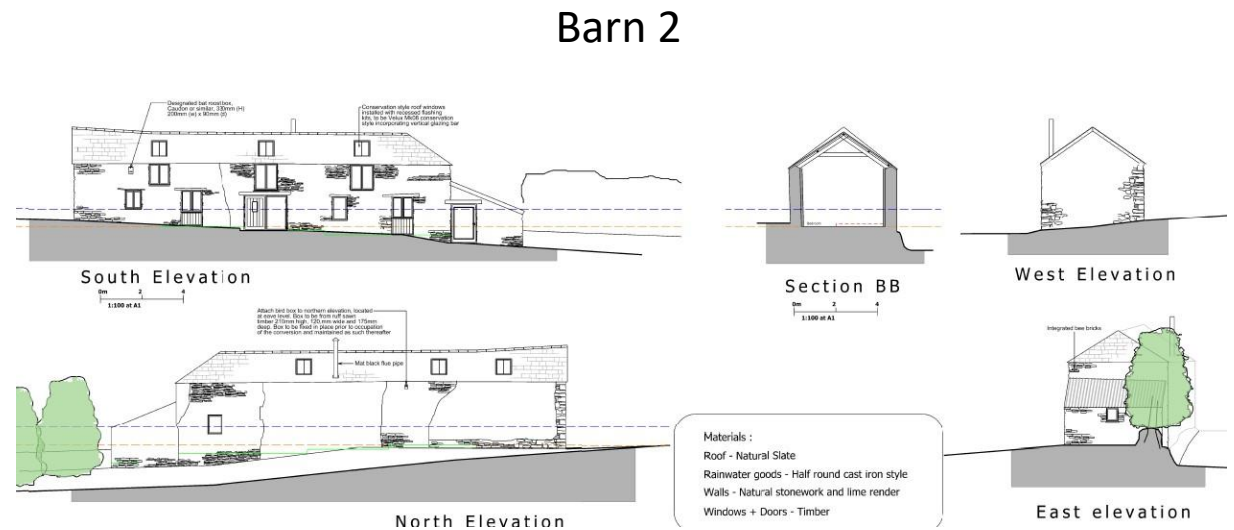
On the ground floor: three bedrooms and family bathroom.

On the first floor: Open plan living/dining/kitchen and day space. The kitchen area is proposed to have a glass floor above the water wheel.

Barn 2 is single storey and built of part stone and part cob walls with a natural slate clad roof.

The proposed accommodation comprises:

Two bedrooms, two bathrooms and an open plan living area.



The Land

To the east of the barns is a very attractive elongated ½ acre paddock with hedges or fences at the boundaries mainly lined with a variety of mature trees.

The land is level or gently sloping and could be used for keeping poultry, small livestock or a vegetable garden etc.

Agent's Note: To the rear of the main barn is a modern farm building with dimensions approximately 11m x 8.5m which is not included in the sale. The vendors will covenant not to use this building for livestock housing or it could be available to purchase by separate negotiation if required for garaging or storage etc.

The vendors will build up the existing gateway to the adjoining farmyard with a stone faced wall.



Services

The vendors are installing a new independent private water supply with a borehole in the land and equipment to be fitted inside the lean-to shed at the end of the smaller barn. Separately metered mains electricity is connected. Private foul drainage to be installed. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Location

The barns are situated in a rural location about 1 mile to the west of the village of St Teath with local amenities including a Post Office, shop, public house and primary school. Other local destinations include Port Gaverne and Port Isaac on the north Cornish coast, 3 miles and 4 miles away respectively, as well as Polzeath which is 7½ miles away. The towns of Wadebridge and Camelford are 7½ miles to the south west and 5 miles to the north-east respectively and the larger town of Bodmin is about 12 miles to the south.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

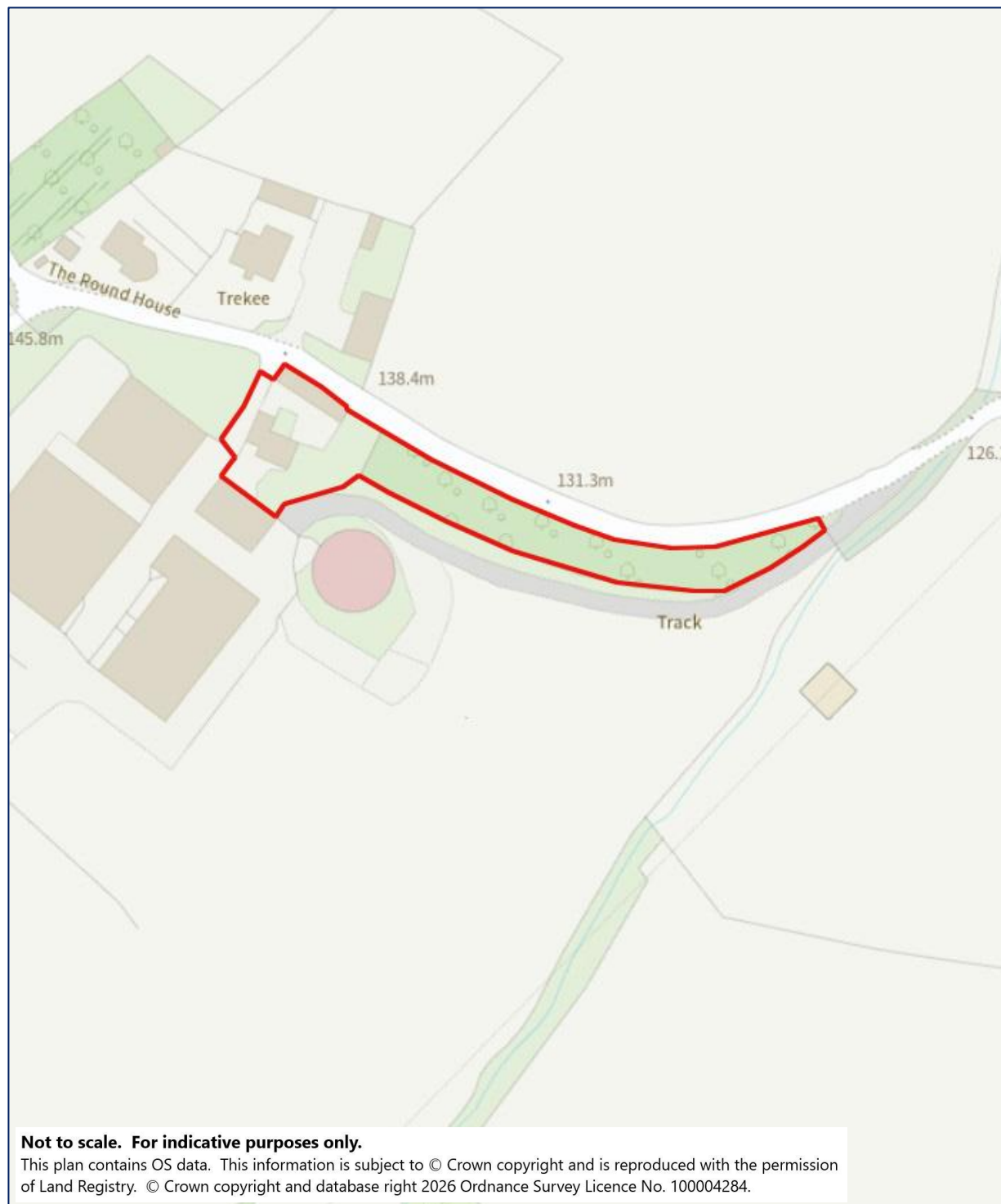
Email: property@lodgeandthomas.co.uk

Note: Do not enter the first floor of the main barn due to the unsafe perished wooden floor.

Directions

From Wadebridge, taking the B3314 north coastal road towards Delabole, after 9 miles, having passed through Pendoggett, take the second right hand turning signposted St Teath, continue for ½ a mile past the signposted grass triangle with 2 left hand turnings. Take the next left hand turning and Trekee Mill Barns will be found on the right hand side. Use what3words rather than the postcode

what3words///shiver.annotated.sprayed



Not to scale. For indicative purposes only.

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01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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