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ESTATE AGENTS

1 Tredinnick Farm Barns

TREDINNICK



- **Beautiful Stone Barn Conversion in Idyllic Peaceful Hamlet**
- **Located on the Outskirts of St Issey Village**
- **Two Double Bedrooms/Chic Shower Room**
- **Immaculate & Comfortable Open Plan Living Accommodation**
- **Wood Burning Stove & Underfloor Heating**
- **Outbuilding Storage & Allocated Parking**
- **Pretty Private Gardens & Mature Communal Grounds**
- **A Short Drive from Picturesque Padstow & the North Cornish Coastline**

This cluster of five luxurious barn conversions set around a private central courtyard is situated in the idyllic leafy hamlet of Tredinnick, just 1.3 miles from the popular village of St Issey and just five miles distant of the vibrant picturesque harbour town of Padstow on the North coast of Cornwall.

Number 1 Tredinnick Farm Barns is a high quality residential barn conversion, immaculately presented and maintained with an excellent specification and stylish finish.

Noteworthy features include an original stone façade, slate and engineered oak floors, an underfloor heating system, solar hot water, characterful beams, a wood burning stove and double glazed timber windows and doors.

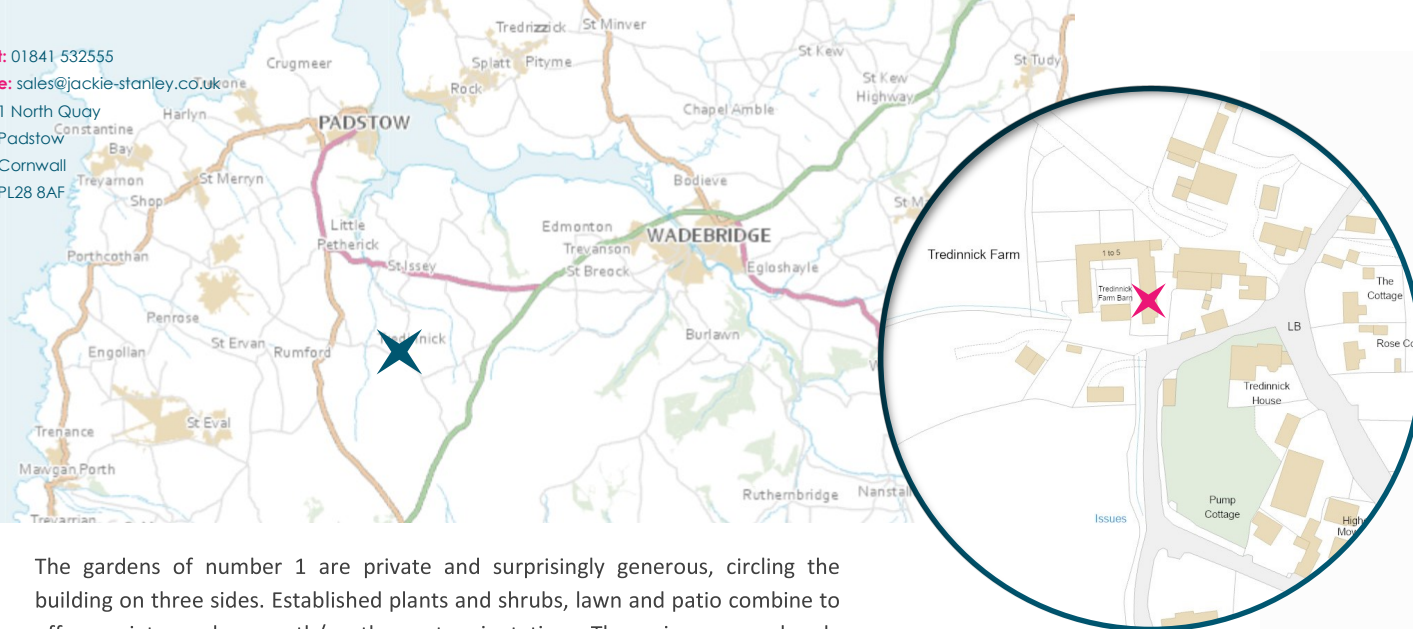
The open plan living space incorporates the aforementioned freestanding wood burning stove and timber surround with ample space for sofas and occasional furniture. The kitchen has a comprehensive range of floor and wall cabinets and drawers in a shaker style, finished with oak block work surfaces and premium integrated appliances. The family shower room is luxurious in style and finish, complete with crisp white sanitary ware, fashionable tiling, slate floor and characterful beams to the ceiling. A large integral cupboard houses the oil fired boiler and underfloor manifolds.

The main bedroom resides on the ground floor, complete with an engineered oak floor, built in wardrobes and French doors to the patio gardens at the front of the building. The second bedroom, with its own set of stairs, is located on the first floor again with an engineered oak floor and pleasant views across the adjacent countryside.

1 Tredinnick Farm Barns, Tredinnick PL27 7QZ £460,000 guide



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The gardens of number 1 are private and surprisingly generous, circling the building on three sides. Established plants and shrubs, lawn and patio combine to offer variety and a south/south west orientation. There is a very handy outbuilding, a former piggery perfect for dry storage, and allocated parking to the front of the development. Services to the property include mains water and electricity, private drainage and oil fired central heating. EPC rated C. Council tax band C. Ultrafast broadband availability. Ofcom suggest 5G mobile coverage.

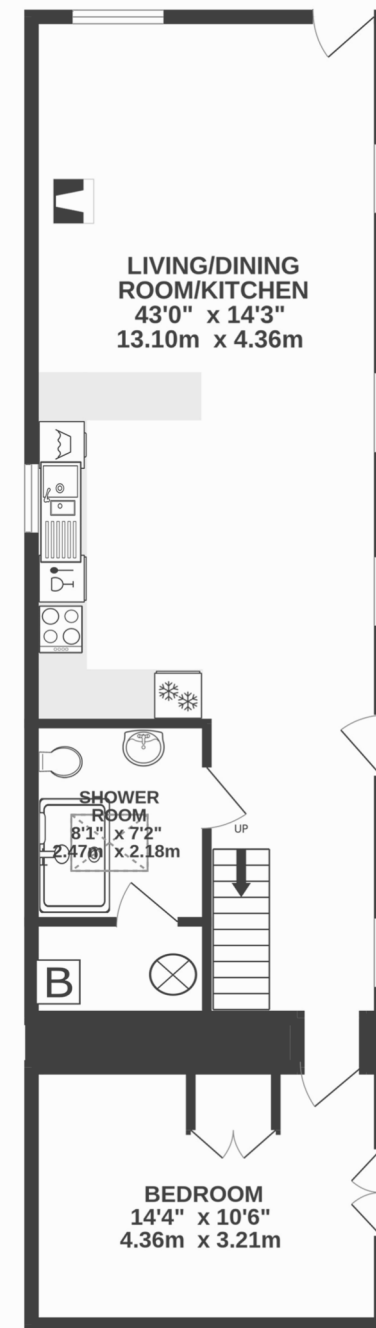
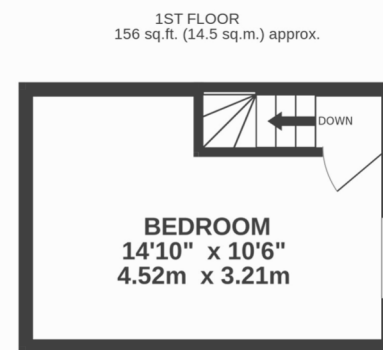
Tredinnick Farm Barns sit within the idyllic hamlet of Tredinnick on the outskirts of the beautiful Cornish village of St Issey, located between the picturesque fishing harbour of Padstow and the thriving market town of Wadebridge. Within a mile is the Journeyman Restaurant at Mellingey Mill, Little Petherick. Other amenities include a church, village hall and primary school. Walks down to the Camel Trail and the Saints Way are easily accessible and the stunning beaches of the North Cornish coast are just a short drive away.

The historic and picturesque fishing town of Padstow is just five miles distant and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant.

Wadebridge is a thriving market town on the river Camel, which offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately twenty miles distant with the nearest airport at Newquay just nine miles away, providing domestic and international flights.

To find 1 Tredinnick Farm Barns, leave Padstow and follow the A389 for approximately 1.5 miles passing Trevisker Garden Centre along the way. Turn left at the signpost to Wadebridge and St Issey and follow the A389 down through Little Petherick and out the other side. Enter St Issey and then turn right at the Ring O'Bells Inn. Follow the leafy lane for approximately 1.3 miles passing through the hamlet of Trenance along the way. Upon entering the hamlet of Tredinnick, take the first turning on the right and the entrance to Tredinnick Farm Barns can be found along on the right hand side. The postcode for satellite navigation is PL27 7QZ. What3words: verb.friction.slows

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TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.