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The Farm Barns

6 Trerice Holdings,
Trerice,
Newquay, Cornwall
TR8 4PH





The Farm Barns

Beautifully realised three bedroomed contemporary barn conversion with adjacent two bedroomed annexe and additional detached outbuilding with recently approved planning permission for conversion to a four bedroomed house.



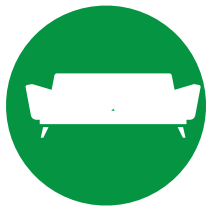


The Farm Barns

6 Trerice Holdings, Trerice, Newquay
TR8 4PH



Recently completed three bedroomed contemporary barn conversion with adjacent two bedroomed self-contained annexe.



Expansive and versatile primary living accommodation, including two large reception rooms, utility room, boot room and three suite double bedrooms.



Two storey steel framed detached barn with recently approved planning permission for conversion to a four bedroomed house.



Tranquil rural hamlet location, adjacent to Trerice Manor House, with excellent access to Newquay, the A30 and north coast beaches.





Overview

A beautifully realised contemporary-style barn complex, comprising a large three bedroomed detached house, a two bedroomed self-contained annexe and additional outbuildings with further development potential*, in the tranquil rural hamlet of Trerice, near Newquay. Offering expansive and versatile modern family living accommodation including, in the main house, two large reception rooms, boot room, utility room and three luxurious ensuite double bedrooms. The well-appointed annexe, meanwhile, offers very comfortable self-contained two bedroomed accommodation and would be suitable for either extended family purposes or long/short-term letting purposes. Completing the package there is an additional detached two storey barn with recently approved planning permission for conversion to a four bedroomed modern house.

The Barn

From the large central courtyard and parking area a gravelled pathway leads to a composite entrance door with glazed side panels opening into an inner hallway with skylight window and engineered oak parquet flooring which runs through the entirety of the ground floor. The impressive 28’ x 16’ living room, with its striking exposed beam vaulted ceiling, sits at the east wing of the sectional building, ensuring good separation from the main sleeping areas and providing lovely far-reaching views over the garden to the fields and countryside beyond from its bifolding patio doors. Returning to the inner hallway there is a good-sized boot/cloak room with useful adjacent shower room/WC and well-equipped utility room. From here, a short set of steps leads up to the superb L-shaped kitchen/diner and family room with its large central island, feature exposed stone wall and open staircase to the first floor. The first floor is given over entirely to the stylish master bedroom suite, with its generous walk-in wardrobe, lavish ensuite bathroom and Juliet balcony overlooking the courtyard. An arterial hallway from the central family room leads to two further large double bedrooms both of which benefit from private ensuite bathrooms.

The Annexe

Recently refurbished to a high standard, the two bedroomed annexe is currently utilised as a successful holiday let and offers good-sized contemporary accommodation including a central open plan kitchen/diner and primary living space, attractive shower room/WC and two double bedrooms. The property also benefits from its own enclosed low-maintenance garden with feature wood-fired hot tub.

Gardens, Grounds & Outbuildings

The complex of buildings which make up 6 Trerice Holdings are formulated around a central courtyard/parking area, bordered by a formal lawn and partially covered external dining area. To the



right of the main entrance there is a useful bin shelter and log storage area with adjacent garden building suitable for use as a home office. A good-sized garage/workshop forms the perimeter of the courtyard. A gated pathway with paved steps and attractive raised flower beds leads down from the courtyard to the annexe’s front entrance door and enclosed low-maintenance garden. Sitting between the main house and annexe there is an additional large two storey steel-framed building, currently arranged as a workshop, though with recently approved planning permission for conversion to a four bedroomed contemporary style house. Further parking provision can be found at the front roadside entrance of the building, with an additional small lawned area to the rear.

*** Agent's note**

For further details of the planning permission, including associated restrictions, please consult the Cornwall Online Planning Register, quoting reference PA25/00371.

Other Information

Tenure: Freehold;

Construction: c. 2023, combined timber frame and block. Traditional stone.

Services: Mains electricity and water. Private drainage (domestic sewage treatment plant). Electric heating. Full Fibre broadband available in the area (max 1,000 Mbps).

Council Tax Band: E

EPCs: The Barn D - 65; The Annexe E - 52.







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VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

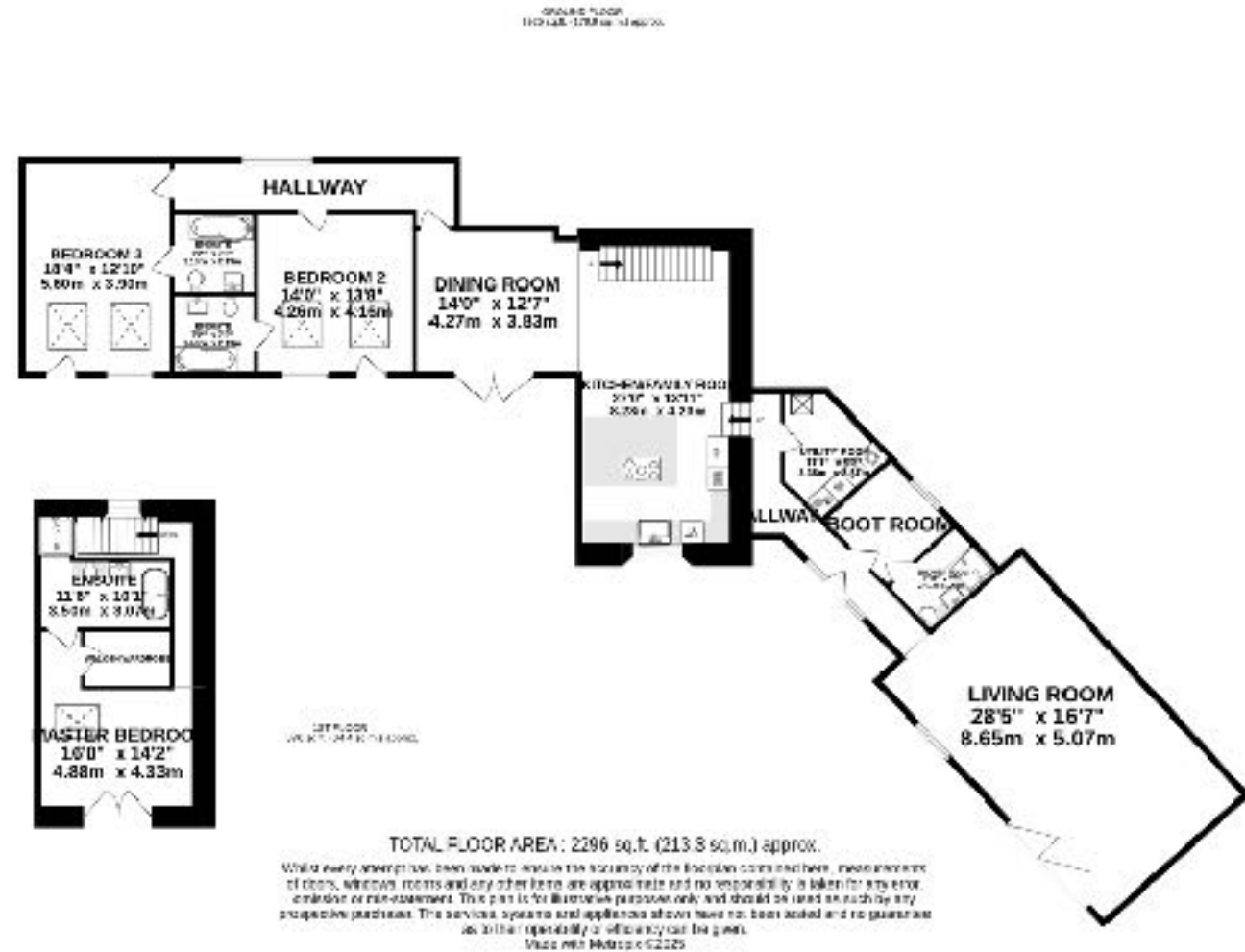
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DATA PROTECTION ACT 2018

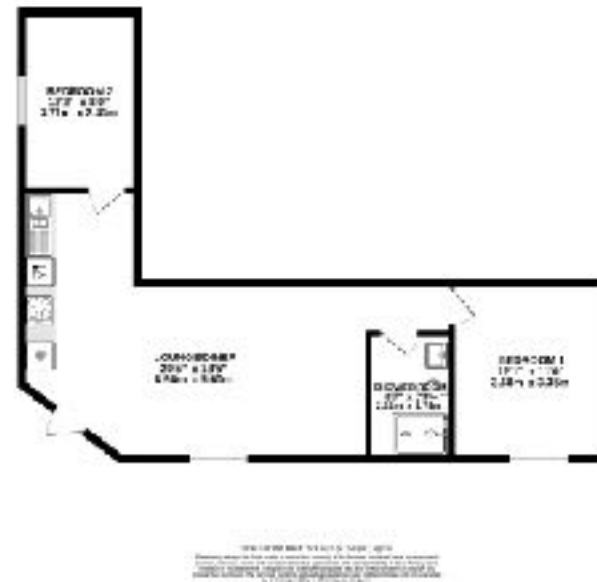
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No. 06608721

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Directors: Simon Dowling FRICS FNAEA and Tom Dowling



GROUND FLOOR
618 sq.ft. (57.5 sq.m.) approx.



Capton

