



Jackie Stanley Estate Agents
 1 North Quay
 Padstow
 Cornwall
 PL28 8AF

t: 01841 532555
 e: sales@jackie-stanley.co.uk



Jackie Stanley
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Trebyre, St Ervan
£850,000

Gorgeous Barn Conversion of over 2000 Square Feet
 Four Double Bedrooms/Three En-Suite
 Open Plan Living Space & Modern Kitchen
 Engineered Oak Floors & Air Source Underfloor Heating System
 Fourth Bathroom & Separate Utility Room
 Walled Gardens, Stone Sun Terrace & Ample Driveway Parking
 Idyllic Rural Position Close to Picturesque Padstow & the Revered Beaches of the North Coast

Situated in an idyllic rural position close to picturesque Padstow is this gorgeous architect designed four double bedroom detached barn conversion with an exemplary finish & attention to detail.

For further information about this property please visit our office or call us on

01841 532555



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Registered Office
 1 North Quay Padstow Cornwall PL28 8AF

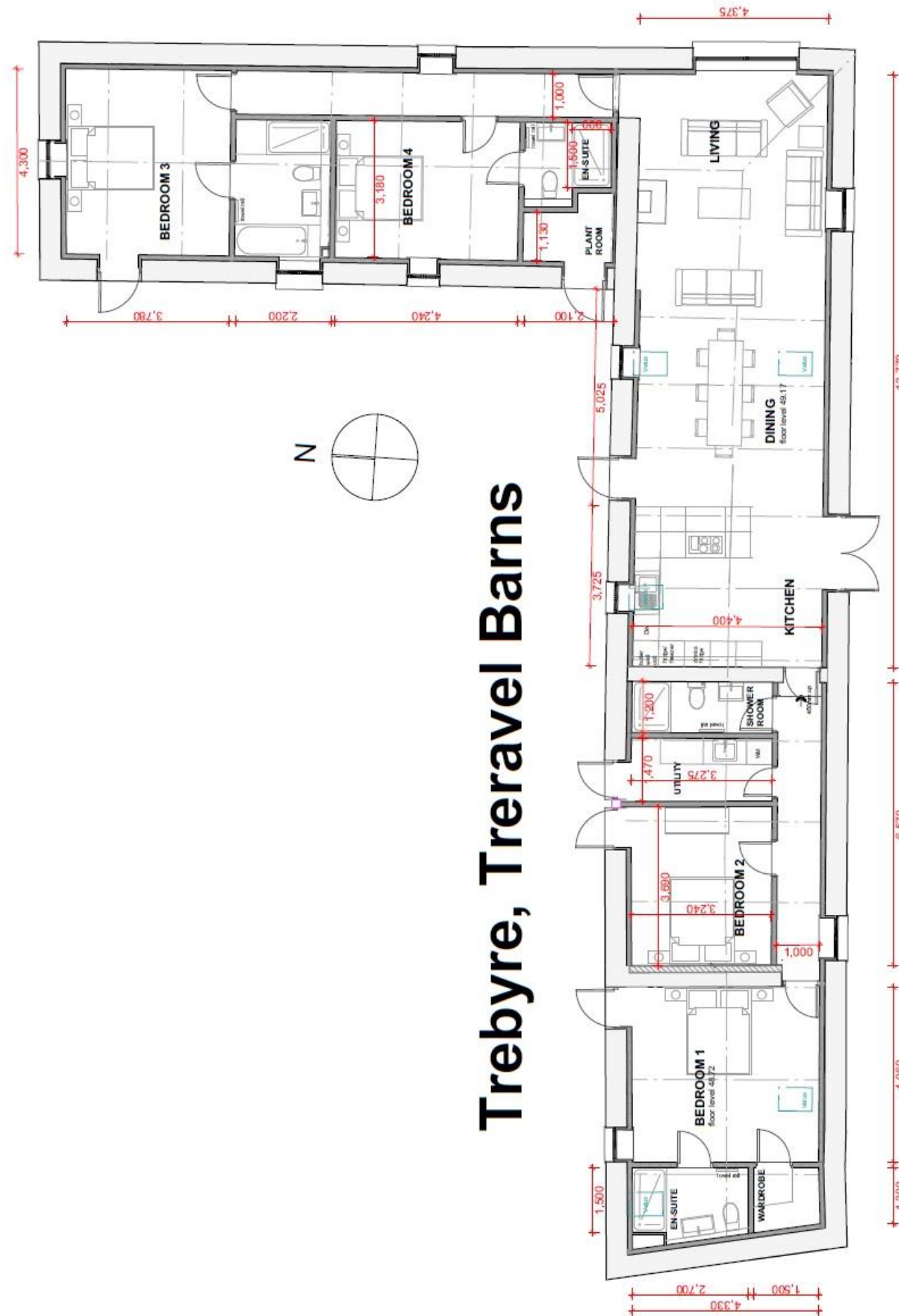
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Jackie Stanley are delighted to bring to the market this gorgeous four bedroom detached barn conversion, situated in an idyllic rural position close to picturesque Padstow and the revered beaches of North Cornwall.

Part of a select development at Treravel Farm, Trebyre is due for completion by December 2020. The property has been architect designed using the L shape nature of the original farm building and will provide over 2027 square feet of contemporarily styled accommodation.

The huge specification of Trebyre will include an air source underfloor heating system, solar panels supplying electricity to the house and a pressurised hot water system. The underfloor heating system is zoned for individual control within each room. Engineered herringbone Oak flooring will be found through the living areas and hallways with carpets in each of the four double bedrooms. Three of these have en-suite shower rooms with the master having a bath also. High level glazed warehouse style windows will feature between the bedrooms and their en-suites with panelling behind each bed. Oak doors with satin finish handles and tall modern skirting boards will be present throughout the property.

The long and vaulted open plan kitchen/dining/living space will feature a black shaker style kitchen with wooden work surfaces, a range cooker, dishwasher, integrated fridge/freezer and separate drinks fridge. 15 corded lightbulbs will continue over the kitchen and into the dining area, which in turn becomes the living space. This will have a wood burning stove and exposed stone feature wall. Additionally, there is a utility room and another shower room.

Externally, Trebyre has several different areas in which to sit and enjoy the tranquillity of the locale as the Cornish sun moves round the building. There is an enclosed courtyard, stone sun terrace, L shaped lawn area and walled garden. Parking for several vehicles will also be catered for. Services to the property will include mains water and electricity, sewerage treatment plant and an air source underfloor heating system.

At this stage, there is still the possibility of the purchaser choosing some of the finish within the property so we at Jackie Stanley recommend registering early interest in this special opportunity to avoid disappointment!

Trebyre is situated within the small parish of St Ervan and close to the sleepy hamlet of Rumford, nestled approximately three miles inland from the rugged North Cornwall Coastline and approximately five miles from the historic and picturesque fishing town of Padstow. Padstow 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. Within four miles is the bustling village of St Merryn offering a good range of amenities including several restaurants, a post office/grocery store, a bakers/delicatessen, a petrol station/garage and two Public Houses including Rick Stein's 'The Cornish Arms' serving great food and local ales. There is also a doctors surgery and Primary School with an excellent reputation. The location is a great base from which to explore the surrounding coastline that includes the beaches of Harlyn Bay, Trevone Bay, Constantine Bay and Trevarion Bay which are all located within a three to five mile radius. The nearest mainline station is Bodmin Parkway which is approximately twenty two miles distant with the nearest airport at Newquay just seven miles away.

To find Trebyre, 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 t-junction and turn left following signs for Rumford and St Eval. Follow this lane for approximately 400 yards and the entrance to Treravel Farm can be found on the right hand side. The postcode for satellite navigation is PL27 7RS.

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