

Mellionnec Vean

COLAN



Jackie Stanley
ESTATE AGENTS



- ***Magnificent & Utterly Unique Barn Conversion***
- ***Currently Arranged as Three Separate Properties***
- ***Exquisite & Meticulous Conversion***
- ***Approximately 0.5 Acres of Gares & Grounds***
- ***Large Natural Spring Fed Pond & Driveway Parking for Many Vehicles***
- ***Originally Designed by the well known Architect William White***
- ***Blissfully Peaceful & Secluded Location***



Situated in a blissfully peaceful and secluded location in rural North Cornwall is Mellionnec Vean, a magnificent and utterly distinctive grade II listed mellow stone building, sympathetically converted by the current vendors to create three individual properties in one with a discerning style throughout. It is understood that Mellionnec Vean was originally designed by notable Gothic Revival architect William White (1825 -1900), known as Lowertown Barns, and acquired by our client in 1990 from the Hoblyn Estate. This spectacular detached property sits within mature gardens and grounds of approximately 0.5 acres and incorporates its own large natural spring fed pond.

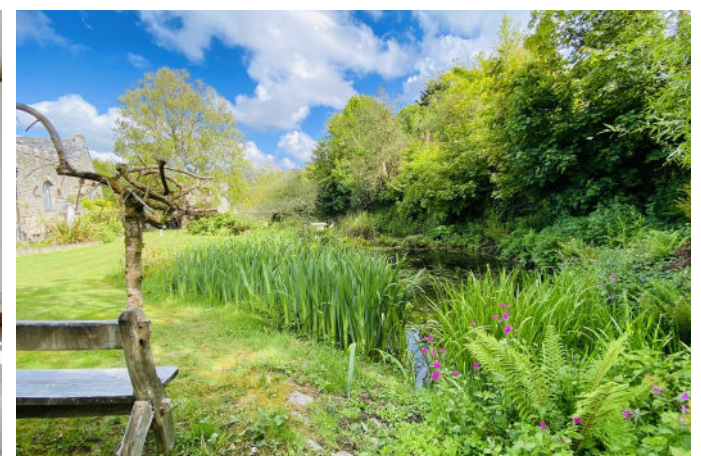
The barns have been thoughtfully converted into three individual and separate properties – Lowertown Barn, The Hideaway and Lost Barn totalling 3,000 square feet of versatile accommodation. Each property has been exquisitely and meticulously designed and executed, providing stylish and contemporary interiors to compliment the bags of original character.

Lowertown Barn, the owners accommodation, has a stylish and high quality open plan living space and two large double bedrooms each with vaulted ceilings and luxurious en-suite facilities – including a freestanding rolltop bath. The Hideaway is an elegant one bedroom retreat. From the lofty, open plan living area, the eye is drawn immediately to the galleried bedroom above, lavishly luxurious with a freestanding bathtub at the end of the bed. On the ground floor, a sleek contemporary well-equipped kitchen leads off from the vaulted lounge area, where a generous log burner forms a focal point to the room.

Lost Barn is a beautifully appointed two bedroom property with a generous sitting room and elegant floor to ceiling windows filling the space with natural light. Just off the sitting room, a well-equipped kitchen with sociable breakfast bar and range cooker provides a homely hub. Stairs lead from the sitting room to the first floor, where there are two double bedrooms and a family bathroom. The bedrooms boast beautiful vaulted ceilings, one with a balcony. In the bathroom, one will find a freestanding Jacuzzi bath as well as a separate shower cubicle alongside stylish fixtures and fittings.

Mellionec Vean sits centrally within approximately half an acre of mature beautifully stocked and maintained gardens and grounds offering blissfully peaceful and tranquil surroundings. Accessed from the quiet country lane, the gravelled drive gives parking and turning space for many

Mellionec Vean, Colan TR8 4NB
£1,400,000 guide



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vehicles. Gardens surround the property with the main garden area being south facing and home to a large spring fed pond full of natural wildlife. There are private patio areas, raised decking and a Scandinavian style wood fired hot tub. Services to the property include mains electricity, private borehole water supply, oil fired underfloor heating and private drainage.

The locality of Mellionec Vean allows for peaceful semi rural living with a huge amount of versatility yet is within easy reach of main transport links via the A39 and Newquay Airport which are just a short drive away. As such, we at Jackie Stanley highly recommend an internal and external viewing at the earliest opportunity to fully appreciate everything this unique and versatile property has to offer.

Once part of the historic Fir Hill Estate and originally designed by the architect William White, Mellionec Vean is the largest of three detached properties formerly known as Lowertown Barns. It is recorded that the notable Gothic Revival architect William White was employed by the Hoblyn Estate in 1875 and believed he designed the range of buildings at Lowertown at that time.

Mellionec Vean sits privately and blissfully within the quiet hamlet of Colan, just 6 miles from the revered coastal hotspot of Watergate Bay, 8 miles from sought after Mawgan Porth and less than 15 miles from the historic and picturesque fishing village of Padstow. Conveniently, Newquay airport is just 8 miles distant. The hamlet of Colan is home to Grade 1 listed Colan church which dates from the 13th Century. Colan Woods is on the doorstep to the property and is home to the enchanting ruins of Hoblyn Estate.

To find Mellionec Vean, follow the A30 and turn off at Indian Queens to follow the A39 towards Newquay. At the first roundabout take the second exit onto the A392, again signposted to Newquay. Proceed along this road for just under 3 miles and then turn right signposted to Colan. Proceed along the lane for approximately 3/4 of a mile and Mellionec Vean can be found along on the left hand side. The postcode for satellite navigation is TR8 4NB.

