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ESTATE AGENTS

Trebyre

St Ervan



- **High Specification Barn Conversion of over 1,700 Square Feet**
- **Four Double Bedrooms with Three En-Suite**
- **Open Plan Living Space & Modern Kitchen**
- **Engineered Oak Herringbone Flooring, Air Source Underfloor Heating System & Solar PV**
- **Fourth Bathroom & Separate Utility Room**
- **Walled Garden, Paved Sun Terraces & Ample Driveway Parking**
- **Idyllic Rural Position close to Picturesque Vibrant 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.

Part of a small select development at Treravel Farm, Trebyre is nestled approximately three miles inland from the rugged North Cornish coastline and the revered golden beaches of the seven bays.

Trebyre has been designed using the L shape nature of the original farm building and provides over 1,700 square feet of contemporarily styled and beautifully presented accommodation.

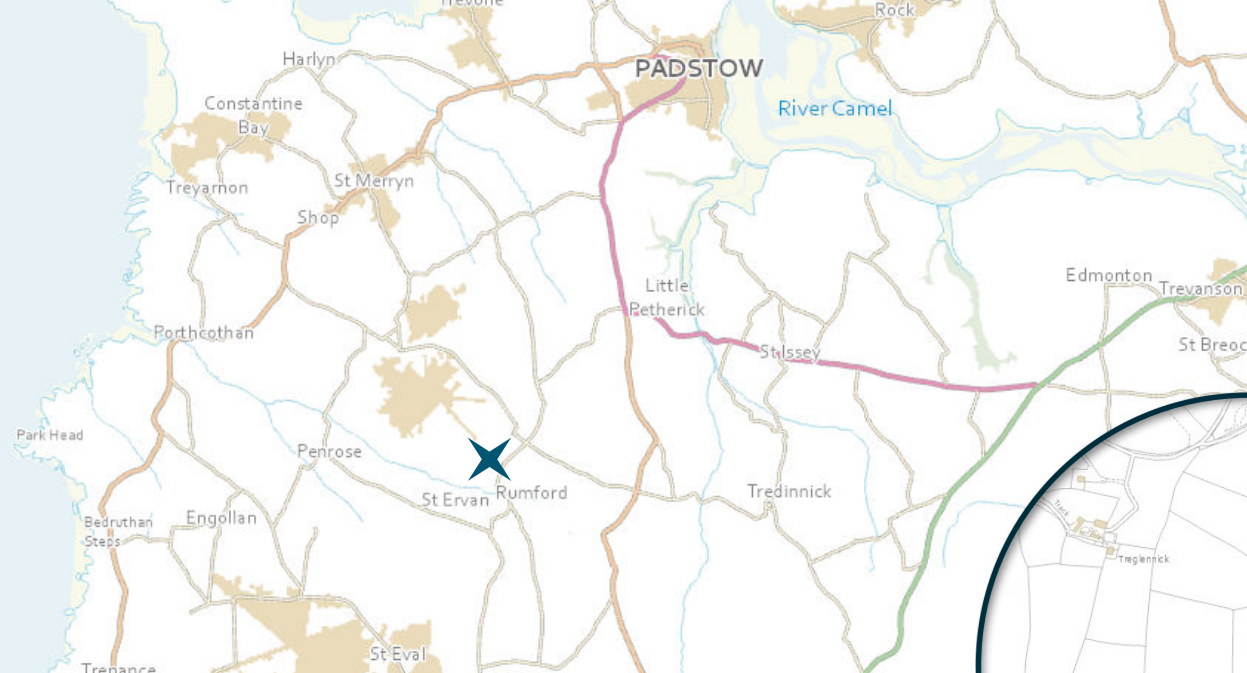
The huge specification at Trebyre includes an air source underfloor heating system, solar panel array, a slate roof, bespoke wooden double glazed stable doors and windows, engineered oak herringbone flooring, a freestanding wood burning stove with exposed stone feature wall, bespoke corded lighting, four large double bedrooms, four stylish bathrooms and utility room, high level glazed warehouse style windows between the bedrooms and their en-suites with panelling behind each bed. The 45 foot long vaulted open plan kitchen/dining/living space features a black shaker style kitchen with granite work surfaces, a range style electric cooker, integrated dishwasher, fridge/freezer and separate drinks fridge.

Step outside into the fully enclosed walled gardens, virtually maintenance free with the installation of an artificial lawn. This suntrap garden is extremely sociable with a outdoor kitchen complete with built in storage cupboards, fridge and Whistler BBQ. There is even a large outdoor built in fireplace with chimney flu. The gardens continue around the building where low maintenance planted beds intersperse the paved terraces. Three of the bedrooms and utility room all have access onto the rear terraces. In these different areas, **one** can sit and enjoy the tranquillity of the locale as the Cornish sun moves round the building. There is ample parking to the front of the building.

Trebyre, St Ervan, PL27 7RS

£950,000 guide





Services to the property include mains water and electricity, sewerage treatment plant and an air source underfloor heating system. EPC rating B. Council tax band E. 6 year building guarantee. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile connectivity.

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 Treyarnon 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. What3words: disco.landlords.highways

