

Trugo Farm Cottage

NR NEWQUAY



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ESTATE AGENTS



- **High Quality Barn Conversion with a Modern Stylish Interior**
- **Approximately 0.33 Acres of Beautifully Maintained Gardens & Grounds**
- **Select Courtyard Development in a Truly Tranquil Rural Setting**
- **Three Bedrooms & Two Modern Bathrooms**
- **Three Reception Rooms & Character in Abundance**
- **Two Wood Burning Stoves one of which is a Double Sided Burner**
- **Private Parking for Four Vehicles**
- **Six Miles from the rugged North**

A barn conversion of exceptional quality, Trugo Farm Cottage is part of a select courtyard development at Trugo Farm, situated in a stunning rural locale just six miles from the rugged North Cornish coastline.

The original farmhouse at Trugo Farm is thought to date back to the 1780s with Trugo Farm Cottage and the neighbouring dwellings converted some 30 years ago.

Perhaps unexpectedly, Trugo Farm Cottage benefits from approximately 0.33 acres of mature gardens and grounds with a luscious lawn and established shrubs and trees.

Features of note include a beautiful natural stone façade, thick internal stone walls, beamed ceilings, two wood burning stoves,

granite kitchen work surfaces, a Rangemaster gas cooker, wood floors and UPVC double glazing.

The ground floor accommodation comprises no less than three unique reception rooms as well as a farmhouse style kitchen, entrance porch/boot room and a contemporary bathroom. Up on the first floor are two genuine double bedrooms both with built in storage cupboards, a third single bedroom and a modern fully tiled shower room.

The aforementioned gardens are of huge appeal, extending to approximately 0.33 acres of well stocked, highly mature and attractive grounds. The raised decked terrace at the rear of the cottage provides glorious far reaching rural views to the west and a vista of the gardens below. To the side is a wood store and storage sheds with five bar gate access from the parking area. The lawned gardens then stretch away from the cottage to the west, interspersed with those mature shrubs and trees and bordered by farmland. Halfway down the garden is a timber garage and at the bottom of the garden is a five bar gate. Please note, there is an historic 'postman's walk' /right of way across the garden.

Trugo Farm Cottage, Nr Newquay TR8 4LX £640,000 guide



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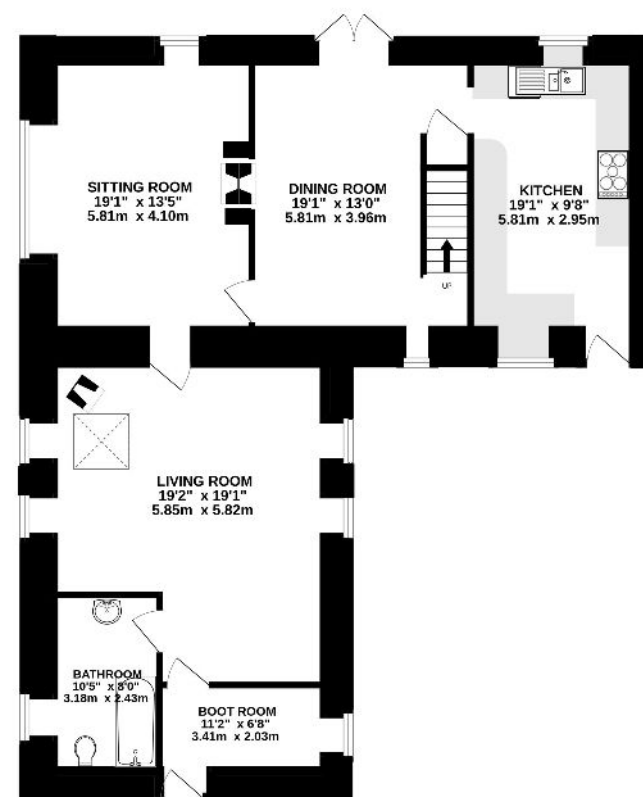
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Services to the property include mains gas, water and electricity with septic tank drainage. There is an annual maintenance charge for the upkeep of the communal grounds and private lane, details of which are available on request. EPC rating TBC. Council tax band D. Ofcom suggest standard broadband availability. Ofcom suggest 5G mobile connectivity.

Trugo Farm Cottage sits blissfully amongst open countryside just six miles from vibrant Newquay, seven miles from the revered coastal hotspot of Watergate Bay, eight miles from sought after Mawgan Porth and 12 miles from the historic and picturesque fishing village of Padstow. Conveniently, Newquay airport is just six miles distant.

To find Trugo Farm Cottage, 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 approximately 1.4 miles and then turn right signposted to St Columb Major and Trebudannon. Proceed along the lane for approximately 0.6 miles before turning right to Trugo Farm. Trugo Farm Cottage can be found at the top of the lane. The postcode for satellite navigation is TR8 4LX. What3words: plays.estimated.airports

GROUND FLOOR
 996 sq.ft. (92.5 sq.m.) approx.



1ST FLOOR
 574 sq.ft. (53.3 sq.m.) approx.

TOTAL FLOOR AREA : 1570 sq.ft. (145.8 sq.m.) approx.

