

The Coach House

Nr Padstow



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ESTATE AGENTS



- **Stunning Former Detached Coach House**
- **Approximately 0.35 Acres of Gardens & Grounds**
- **Five Minutes from Picturesque Padstow & the Seven Bays**
- **Extremely Private & Tranquil Location**
- **Four Bedrooms & Three Contemporary Bathrooms**
- **Modern Integrated Kitchen, Beamed Ceilings & Wood Burning Stove**
- **Originality & Character Throughout**
- **Ample Driveway Parking**

Perfectly positioned just five minutes drive from picturesque Padstow and the beautiful beaches of the North Cornish Coast, is The Coach House. This stunning detached former coach house is sat amongst 0.35 acres of beautiful gardens and grounds bordered by countryside

Part of a small development of barn conversions at Trevibban Barton Barns, the property sits adjacent to the impressive Trevibban Mill Cornish Vineyard and Barnaby's Restaurant.

The accommodation is beautifully presented and features a bespoke fitted kitchen with integral appliances, A frame vaulted ceiling with natural wood beams, travertine flooring and a wood burning stove in the sitting

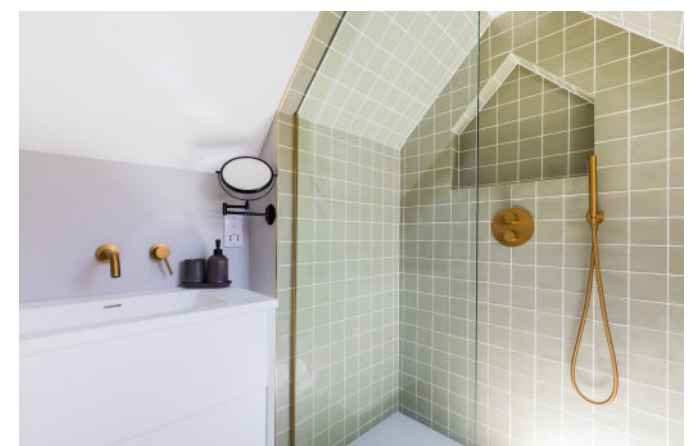
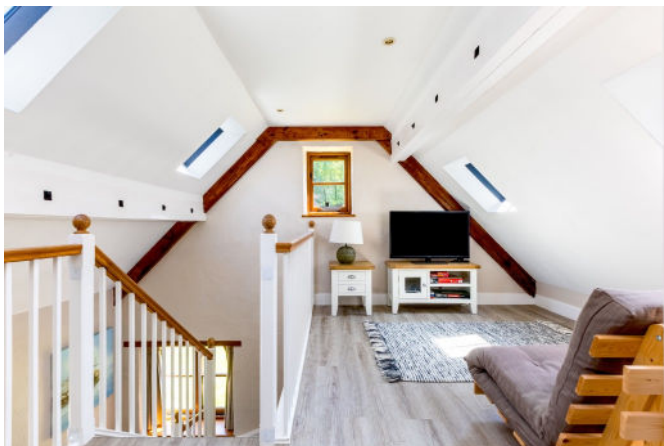
room. The accommodation is extremely versatile and most rooms enjoy the lovely countryside views. The ground floor comprises a superb open plan living space, a double bedroom with stylish en-suite shower room and a single/bun room ideal for the kids. There is also a handy cloakroom.

To the first floor there is a galleried space ideal as a break out room or study and two further double bedrooms both with beamed ceilings and contemporary en-suite bathrooms. Viewing is highly recommended to appreciate this extremely fine conversion situated in a picturesque rural location.

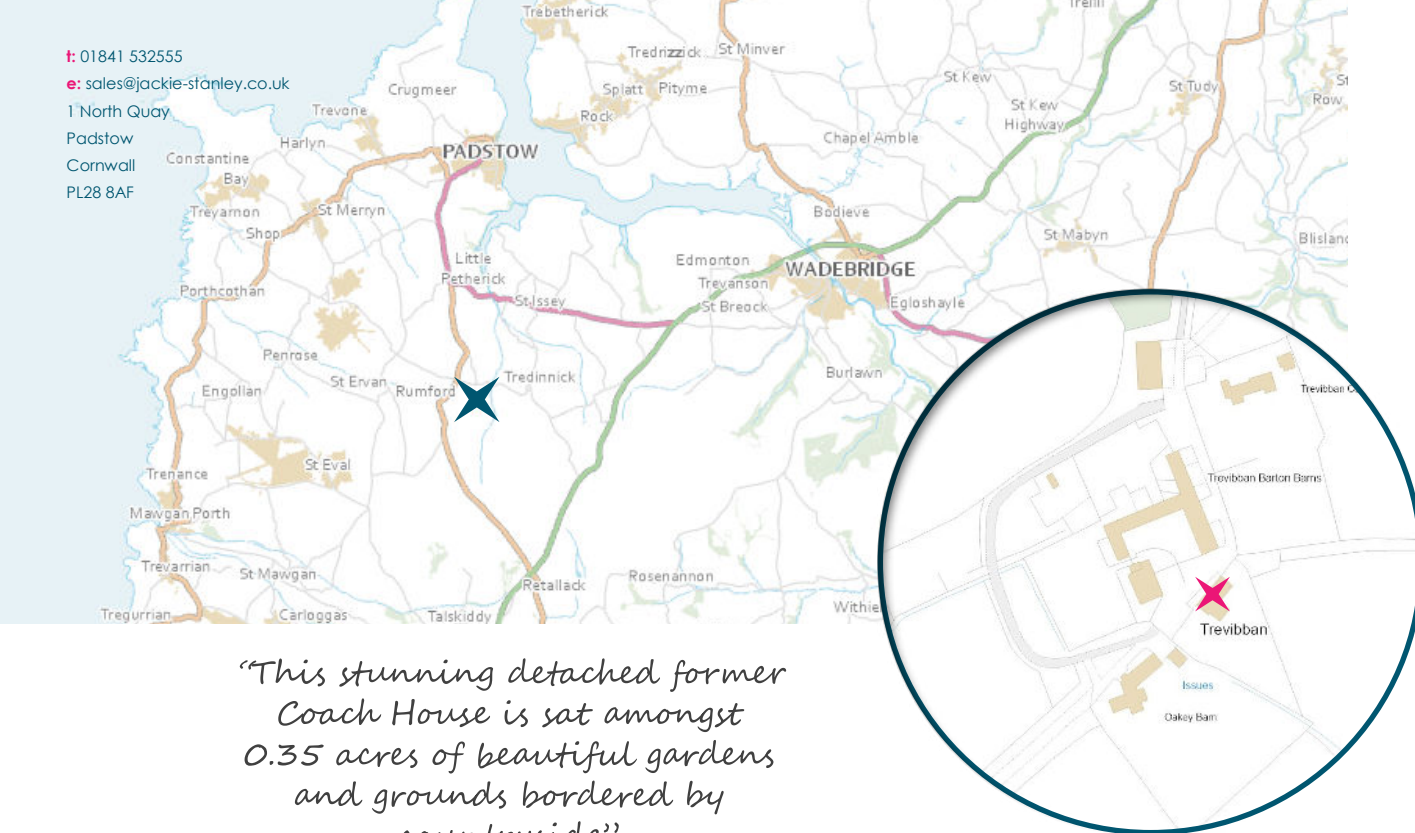
The Coach House gardens are a delight. A gate leads into the grounds with a pathway winding its way round the side of the property. A combination of Cornish stone wall & fencing enclose the front of the property and an attractive tree lined boundary encompasses the extensive lawned gardens which is surrounded by open countryside. A sheltered patio benefits from a covered pergola and there is ample parking to the front of the property.

Services to the property include mains water and electricity, treatment plant drainage and an oil fired central heating

The Coach House, Trevibban Barton, Nr Padstow, PL27 7SE £840,000 guide



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system. EPC rating E. Council tax band D. Ofcom suggest ultrafast broadband availability. Ofcom suggest limited mobile data coverage.

The Coach House is situated just three miles distant from the historic and picturesque fishing town of Padstow, offering 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, café Rojano and of course Rick Steins esteemed Seafood restaurant. The stunning beaches of Trevone, Harlyn, Constantine Bay & Treyarnon Bay are all within a five mile radius with the property surrounded by miles of open countryside.

Within seven miles is Wadebridge, a thriving market town on the river Camel which offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station with routes to London Paddington is Bodmin Parkway, approximately eighteen miles distant. Newquay airport, with domestic and international flights is just eleven miles away.

To find The Coach House, 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 left at signs for Trevisban Mill Vineyard. Follow this lane down and then turn right when you reach the vineyard. Follow this lane down with the orchard on your left and The Coach House can be found at the end of the lane once you pass Trevisban Barton Farm. The postcode for satellite navigation is PL27 7SE. What3words: vent.midfield.softly

