

The Granary

ST ERVAN



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ESTATE AGENTS

- *Brand New Exquisite Barn Conversion of 2,200 Square Feet*
- *Four/Five Double Bedrooms with Three Chic & Stylish Bathrooms*
- *Reverse Style Open Plan Living*
- *Engineered Oak Herringbone Flooring & Air Source Underfloor Heating System*
- *Delabole Slate Roof, Original Exposed Stonework, IRO Timber Cladding & Wood Burning Stove*
- *Solar Panel Array with Battery Storage*
- *Beautifully Landscaped Walled Gardens, Private Kitchen Garden & Carport*
- *Idyllic Rural Position Close to Picturesque Padstow & the Revered Beaches of the North Cornish Coast*

Situated in an idyllic rural position close to picturesque Padstow is this magnificent, architecturally inspiring and uniquely stylised four/five double bedroom detached barn conversion recently completed to an exemplary standard & with an acute attention to detail.

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





This impressive conversion is striking inside and out, of reverse style open plan living with four double bedrooms on the ground floor, three chic and stylish bathrooms, second reception room/fifth bedroom, utility room and cloakroom. The very fabric of the original farm building remains alongside inventive fixtures and fittings and modern building techniques, providing 2,200 square feet of accommodation.

The huge specification at The Granary includes an air source underfloor heating system, solar panel array together with battery storage, Delabole slate roof, bespoke wooden double glazed stable doors and windows, engineered oak herringbone flooring, an Ecosy wood burning stove, reclaimed pine doors, cream honed limestone bathroom and utility flooring, two tone kitchen with integral appliances, bespoke corded lighting and a reclaimed gothic oak reredos in the master en-suite.





Step outside into the marvellous red brick walled garden providing privacy and tranquillity in abundance. Limestone terracing runs the length of the building with access from three of the four bedrooms. A large herringbone red brick central terrace is bounded by Cotswold stone chippings. Adjacent is the kitchen garden, enclosed by the original stone walls with sleeper beds for growing a range of fruit and veg. As an alternative, head up to the top terrace and garden where a lawned area is bounded by Cornish stone hedging and hit and miss timber fencing. With several different intended areas, one can sit and enjoy the tranquillity of the locale as the Cornish sun moves round the building.



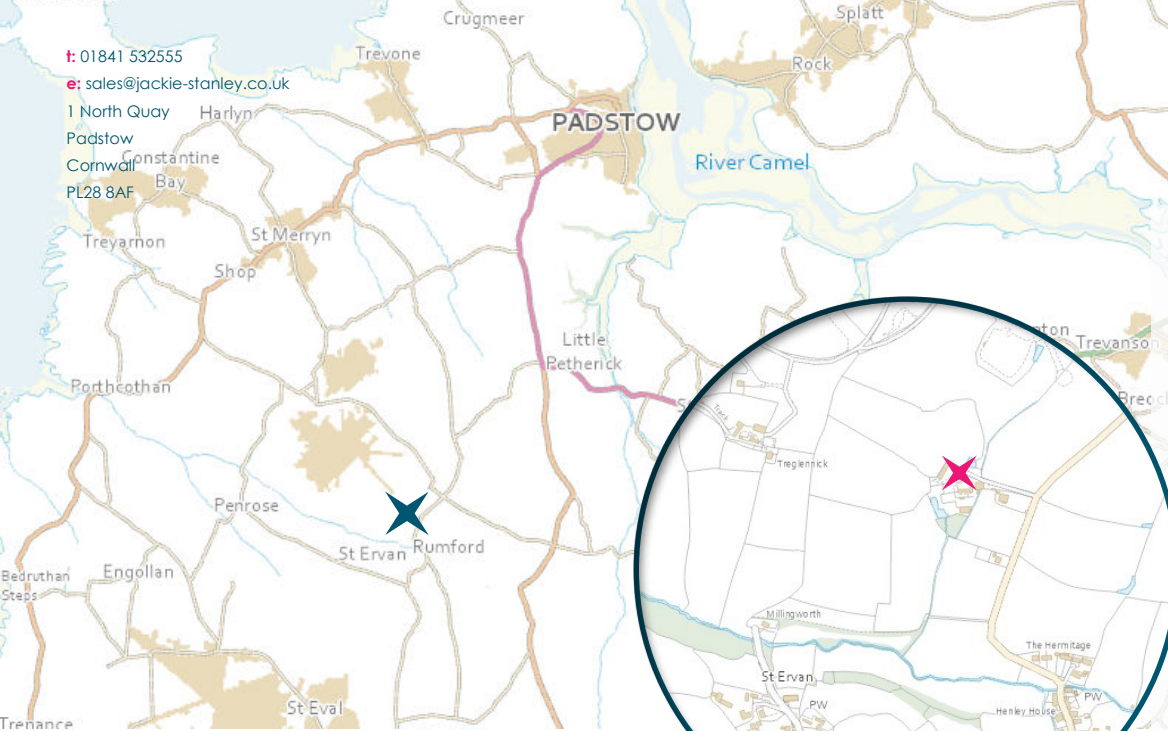


Parking for several vehicles is catered for on the gravelled driveway and there is a carport with lighting, electricity and water. There is an additionally electricity phase to serve an electric car charging point. Services to the property include mains water and electricity, sewerage treatment plant and an air source underfloor heating system. EPC rating B. Council tax band TBC. 10 year building guarantee.

The Granary, St Ervan, PL27 7RS

£790,000





The Granary 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 Trevarron 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 The Granary, 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: scale.splice.political

