

# The Barn

TREGASWITH



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ESTATE AGENTS

- *Magnificent Detached Barn Conversion of over 7,880 Square Feet*
- *Two Acres of Exquisite Gardens & Grounds*
- *Attached Self Contained Two Bedroom Annexe*
- *Five Bedrooms/Three En-Suite Bathrooms*
- *Stunning Contemporary & Contrasting Extension*
- *Huge Live/Work Studio, Workshop & Double Garage*
- *Located in Quiet Semi Rural Position just a Short Drive to the Revered Beaches of the North Cornish Coast*



Situated in approximately two acres of cleverly designed and exquisitely maintained gardens and grounds offering extreme privacy and tranquillity is The Barn, a magnificent five bedroom detached barn conversion of discerning style with a striking contemporary intervention. In addition, the huge live/work studio, workshop and double garage within the curtilage has a uniquely modern yet agricultural feel to it. Attached to the main property is a single storey self contained annexe which includes two of the bedrooms and can easily be incorporated back into the main accommodation. All in all, the accommodation on offer exceeds 7,880 square feet.







The Barn is privately and discreetly tucked away in the quiet hamlet of Tregaswith, just outside the former market town of St Columb. Ideally positioned, it lies only six miles from the renowned coastal destinations of Mawgan Porth and Watergate Bay, eleven miles from the historic and picturesque fishing village of Padstow, and just three miles from Newquay Airport.

This gorgeous reclaimed stone and granite barn has been sympathetically extended, doubling its size through a striking contemporary addition. Clad in zinc to distinguish the new structure from the original façade, the extension provides a bold yet complementary contrast, forming a recognisable and elegant architectural statement.





Inside, the property is packed with character and high-end features, including exposed granite and stonework, three wood-burning stoves, a mix of UPVC and powder-coated aluminium windows and doors, underfloor heating in selected areas, and a sleek modern kitchen with integrated appliances and a walk-in pantry. The layout includes three exceptional reception rooms, a separate utility room, and even a dedicated dog shower room.

Upstairs, the first-floor landing houses a superb office space with built-in bookshelves and desk. There are two generously sized double bedrooms, each with its own en-suite bathroom and fitted wardrobes. The expansive master suite is a true retreat, featuring a luxurious en-suite wet room and bathroom, a walk-in wardrobe, and patio doors that open onto a large decked balcony enclosed with structural glass panels—perfect for enjoying the peaceful surroundings.

Attached yet independent from the main house is a beautifully appointed, self-contained annexe. Showcasing original stonework, granite lintels, and a striking contemporary aluminium entrance porch, the façade blends traditional charm with modern design. Inside, the annexe features an open-plan lounge, kitchen, and dining area with fully fitted cabinets and integrated appliances, a stylish family bathroom with a freestanding bath and separate shower enclosure, and two genuine double bedrooms—ideal for guests, multigenerational living, or holiday lets.



Set across the inner courtyard is a remarkable live/work unit. Architect-designed to reflect the local vernacular with a contemporary edge, this impressive structure spans over 100 feet in length. It houses four separate studio spaces across two floors, along with a substantial double garage/workshop at the far end. Whether for creative pursuits, a commercial enterprise, or a business-from-home setup, this versatile building offers exceptional potential.

## The Barn, Tregaswith

TR8 4HY £1,950,000

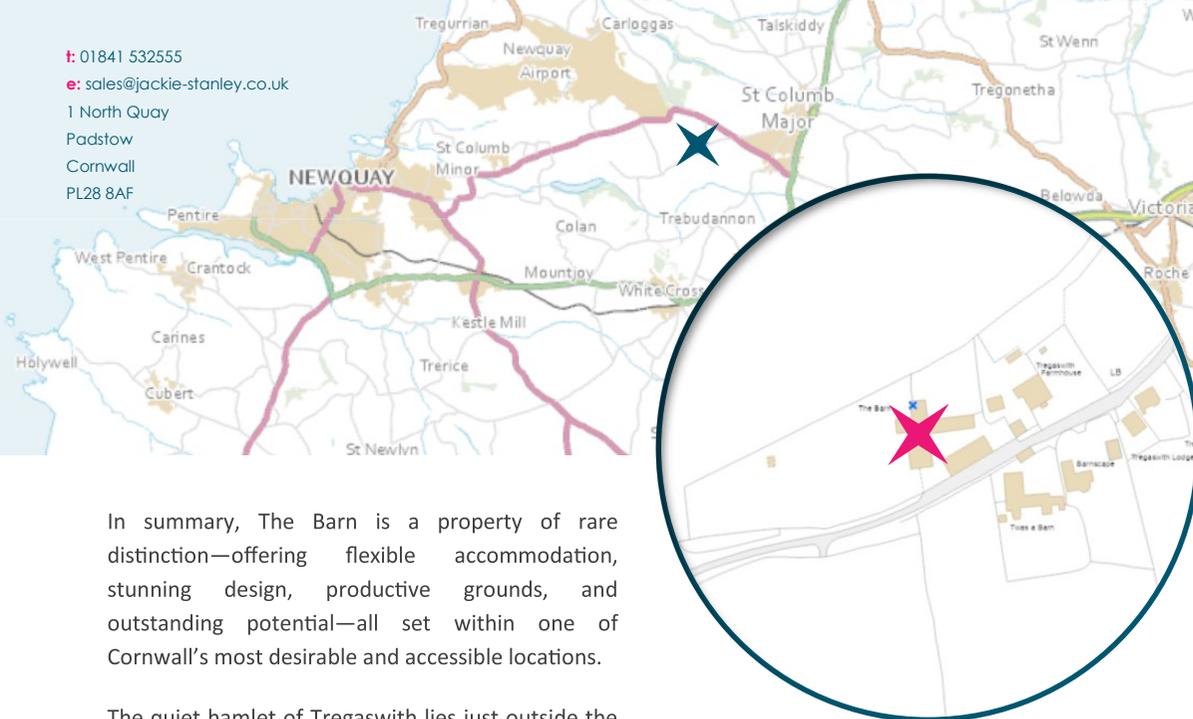




Externally, The Barn is equally impressive. The formal gardens are exquisitely maintained, with elegant lawns bordered by mature and established boundaries. Multiple decking areas create inviting spaces for relaxation and entertaining, while a striking 35-metre reed bed serves as a tranquil focal point. A charming duck pond adds to the serenity and natural appeal. Beyond the hedgerow lies a productive and beautifully arranged horticultural area, complete with large polytunnels, a fruit cage, and an orchard. Here, an abundance of homegrown produce flourishes—including grapes, figs, tomatoes, apples, pears, plums, blueberries, and raspberries. Nestled nearby is a delightful summerhouse, perfect for unwinding and enjoying the fruits of your labour. At the far end of the garden, beyond a backdrop of mature trees, is an uncultivated area with potential as a building plot. With its own separate five-bar gate access from the highway, this space offers exciting possibilities—subject to the necessary planning consents.

To the rear of the property lies a spectacular, architecturally landscaped enclosed garden. Bursting with ornamental and specimen plants, this private sanctuary features granite-set pathways, circular lawns, elegant patios, and retaining walls—an exceptional space, thoughtfully designed for both beauty and seclusion. All in all, the gardens and grounds constitute approximately two acres. Services to the property include mains and borehole water supply, mains electricity, LP tanked gas and private drainage system. EPC rating F. council tax bands D and A. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile coverage.

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In summary, The Barn is a property of rare distinction—offering flexible accommodation, stunning design, productive grounds, and outstanding potential—all set within one of Cornwall’s most desirable and accessible locations.

The quiet hamlet of Tregaswith lies just outside the sought-after town of St Columb, a historic former market town that was once the banking capital of North Cornwall. A sense of history still permeates the area—most notably with the 17th-century Bishop’s Palace, which remains standing today. St Columb is a vibrant and well-served Cornish town offering a comprehensive range of local amenities. These include a butcher, Co-Op, post office, chemist, library, antique shop, two cafés, several public houses, a restaurant, a hairdresser and barber, a large hardware store, and a variety of independent shops. Education is well catered for too, with the highly regarded St Columb Major Academy Primary School. Just six miles inland from the revered coastal hotspot of Mawgan Porth—with its golden sandy beach and the multi-award-winning Bedruthan Hotel and Spa—St Columb enjoys an enviable location. Eleven miles to the north lies the iconic fishing village of Padstow, famed for its vibrant culinary scene, including Paul Ainsworth’s Michelin-starred No.6 and Rick Stein’s world-renowned Seafood Restaurant. The Barn offers an ideal base from which to explore Cornwall’s spectacular north coast. Within easy reach are the beautiful beaches of Harlyn Bay, Trevone Bay, Constantine Bay, and Treyarnon, all offering access to the South West Coast Path. Transport connections are excellent: Bodmin Parkway, the nearest mainline railway station, is approximately sixteen miles away, while Newquay Airport, just three miles from the property, provides convenient domestic and international flights.

To find The Barn, leave Padstow and follow the A389 for approximately 6.5 miles passing Trevisker Garden Centre along the way. Continue along the A389 as it becomes the B3274 and follow all the way to Winnards Perch roundabout. At the roundabout, turn right onto the A39 and drive to the next roundabout. Take the second to last exit onto the A3059 signposted to Newquay and follow for just under a mile. Turn left at the junction to Tregaswith and into the hamlet. The Barn is the last property on the right hand side. The postcode for satellite navigation is TR8 4HY. What3words: vineyard.rectangular.loses

