

# 3 Trevibban Barton Barns

Nr Padstow



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ESTATE AGENTS



- **Beautifully Presented Pretty Barn Conversion**
- **Just Five Minutes from Picturesque Padstow & the Stunning Beaches of the Seven Bays**
- **Peaceful & Private Rural Setting**
- **Two Double Bedrooms/Two En-Suite Bathrooms**
- **Modern Kitchen, Beamed Ceilings & Thick Stone Walls**
- **Originality & Character Throughout**
- **Large Courtyard & Lawn**
- **Driveway Parking for Two Cars as well as Communal Parking Spaces**

3 Trevibban Barton is a beautifully crafted residential barn conversion, forming part of a charming and exclusive development at Trevibban Barton Farm. Set around a central courtyard, this small collection of homes enjoys a peaceful and private setting, surrounded by rolling open countryside, just a short drive from the popular harbour town of Padstow.

Trevibban Barton Barns sits adjacent to the impressive Trevibban Mill Cornish Vineyard and Barnaby's Restaurant.

The conversion has been completed to an outstanding standard, combining traditional character with high-quality contemporary finishes throughout. Great care has been taken

to preserve the barn's original features, resulting in a home of rare charm and distinction.

Among its many noteworthy features are exposed structural timbers, beamed ceilings, and substantial stone walls that evoke the building's heritage. Hardwood double-glazed windows are complemented by deep slate window ledges and solid wood sills, adding depth and warmth to each room. A combination of oak flooring and soft pile carpets runs throughout much of the interior, while solid latched doors with traditional wrought iron ironmongery enhance the authentic country feel.

Arranged in a modern reverse living style, the accommodation has been thoughtfully designed to make the most of natural light and character features. The main living area is positioned on the first floor, offering a wonderfully inviting space with a high ceiling, exposed original beams and an abundance of natural light. There is ample room for comfortable seating and occasional furniture, creating a relaxed ambience. Stairs descend to the ground floor bedrooms. An opening leads through to the kitchen, which continues the same sense of light and space, with high ceilings, original beams and Velux windows that flood the room with daylight.

The kitchen/dining room incorporates a comprehensive range of fitted cabinets and drawers with an integrated electric oven and hob, fridge, freezer, dishwasher and a freestanding automatic washing machine.

The ground floor is home to two genuine double bedrooms, each beautifully presented. Thoughtfully designed and finished to a high standard, these rooms offer both comfort and practicality. The two bedrooms feature built-in cupboards, providing excellent storage.

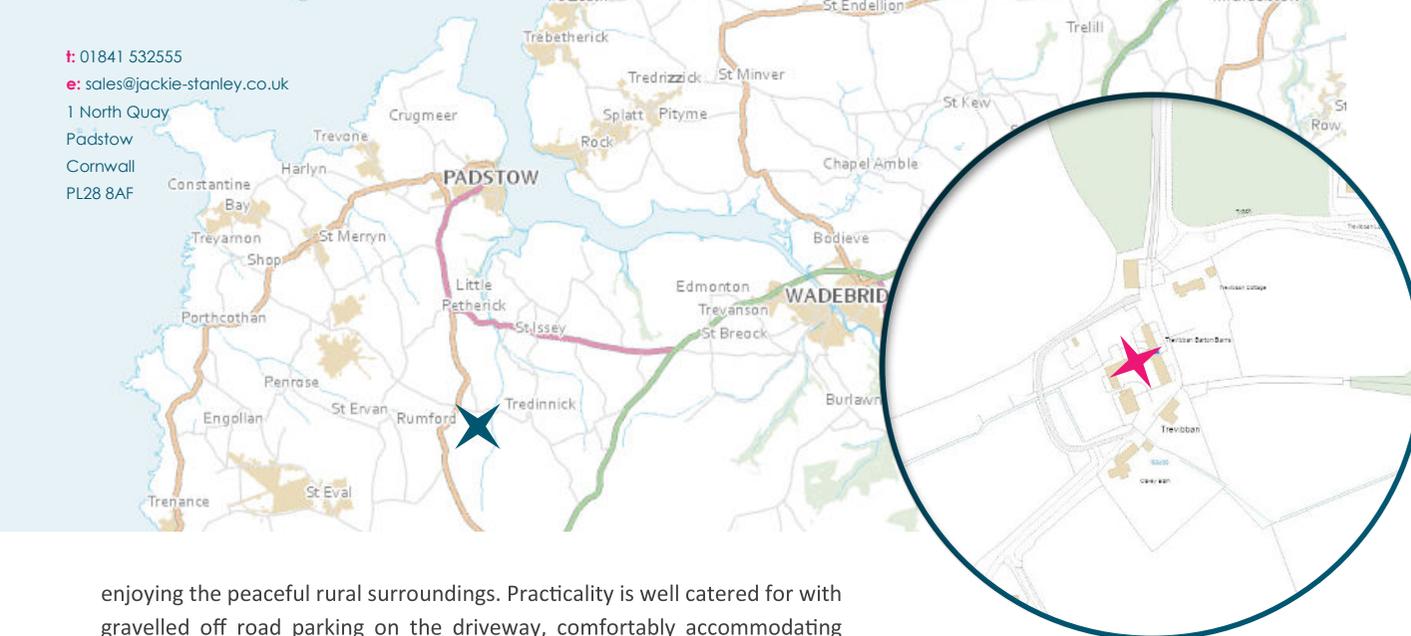
The property benefits from a fully enclosed front courtyard garden, part paved with some decking for ease and exceptionally low maintenance, offering a private space for outdoor dining and

### 3 Trevibban Barton Barns

Nr Padstow, PL27 7SE £395,000 guide



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*“A beautifully crafted residential barn conversion, forming part of a charming and exclusive development at Trevisban Barton Farm”*

enjoying the peaceful rural surroundings. Practicality is well catered for with gravelled off road parking on the driveway, comfortably accommodating two vehicles as well as communal Parking spaces. There is an annual contribution of £800 to the communal fund. Services to the property include mains water and electricity, treatment plant drainage and an oil fired central heating system. EPC rating TBC. Council tax band C. Ofcom indicate ultrafast broadband availability. Ofcom indicate 4G mobile coverage.

Trevisban Barton Barns 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 & Trevarnon Bay are all within a five mile radius with the property surrounded by miles of open countryside.

Set amidst the rolling hills and scenic beauty of North Cornwall, this enviable location offers the perfect balance of countryside tranquillity and modern convenience. Just seven miles away lies the bustling market town of Wadebridge, a vibrant and welcoming community set along the picturesque banks of the River Camel. This thriving town combines traditional charm with modern convenience, offering a wide array of amenities to suit all ages and lifestyles. Shoppers will enjoy a mix of independent boutiques, artisan stores, and well-known high street brands, while a selection of cosy cafés, traditional pubs, and restaurants ensures there are plenty of options for dining and socialising. Active lifestyles are well catered for with a modern sports and leisure centre, offering a range of fitness classes, a swimming pool, and gym facilities. Travel connections are equally impressive. Approximately eighteen miles from the property is Bodmin Parkway, the nearest mainline railway station, which provides direct services to London Paddington. For those who travel further afield, Newquay Airport is less than ten miles away, offering a range of domestic and international flights.

To find 3 Trevisban Barton Barns, 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 right and you will reach the development. The postcode for satellite navigation is PL27 7SE. What3words: folks.taped.woof