



The Old Farmhouse

NR NEWQUAY



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ESTATE AGENTS



- ***Set in a Peaceful Hamlet moments from Historic St Columb & Vibrant Newquay***
- ***Substantial Detached Farmhouse of over 3,200 Square Feet***
- ***Four Double Bedrooms & Four Reception Rooms***
- ***Large Attached Garage & First Floor Games Room with Potential for Separate Accommodation***
- ***Wealth of Original Features***
- ***Established Gardens & Driveway Parking for Many Vehicles***
- ***Chain Free***
- ***Peaceful Rural Position with easy Access to the A39***

This beautiful detached farmhouse, situated in the quiet hamlet of Trevarren on the outskirts of historic St Columb Major and the vibrant coastal town of Newquay, is offered to the market for the first time in a generation. Set among individual properties and surrounded by mature gardens, it combines tranquillity with convenient access to nearby amenities and beaches.

The spacious accommodation which exceeds 3,200 square feet includes four generous double bedrooms and a remarkably versatile attached garage and games room annex—an impressive space that could be transformed into independent living accommodation or a separate dwelling, subject to planning. The Old Farmhouse presents an exceptional

opportunity for those seeking space, character and future potential.

The farmhouse opens with a welcoming entrance porch, laid with slate flagstones, leading into a bright and airy dining room that connects naturally to the kitchen and lounge. The lounge, featuring a wood-burning stove and twin front-facing windows, provides a cosy and characterful retreat. A rear hallway, filled with natural light, leads to a cloakroom, utility room and a flexible second sitting or dining room. The kitchen blends functionality with rustic charm, offering ample cabinetry, a breakfast bar, and a range-style cooker, while the adjoining utility room provides valuable additional workspace and appliance plumbing. A rear entrance hall links these spaces to a well-appointed shower room.

Upstairs, a long central landing gives access to four comfortable double bedrooms, all enjoying front-facing views across the grounds and hamlet. A family bathroom with bath, WC, and wash hand basin completes the first floor, along with a boiler cupboard housing the LP gas central heating system.

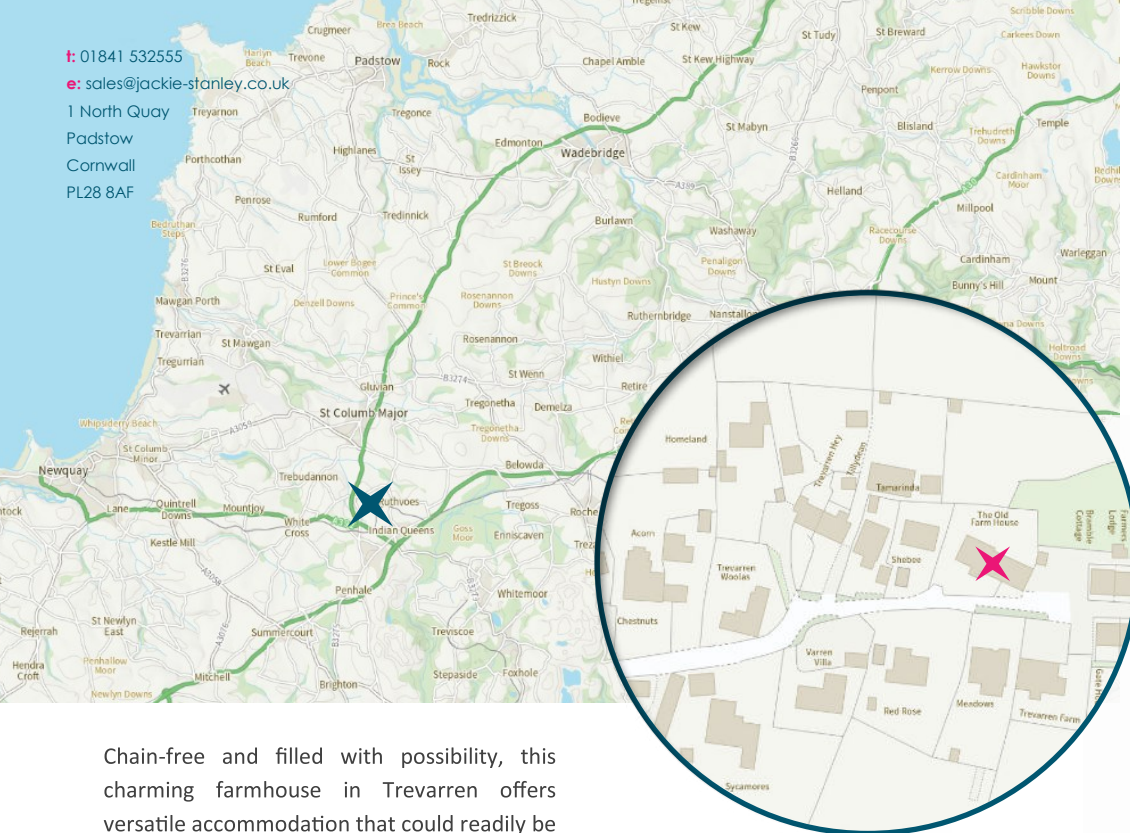
Exceptional potential is offered in the form of the substantial garage complete with store room, inner hall with cloakroom and an impressive first-floor games room illuminated by windows on all sides. This space offers a rare opportunity to create a studio, home office, guest suite or fully self-contained accommodation, subject to the necessary consents.

Outside, a gravel driveway runs alongside the house, providing generous parking with further hardstanding in front of the garage. The gardens to the front and rear are mature and established and create a peaceful, green setting that complements the rural surroundings.

The Old Farmhouse, Trevarren, St Columb, TR9 6PJ £450,000 guide



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Chain-free and filled with possibility, this charming farmhouse in Trevarren offers versatile accommodation that could readily be adapted into two separate properties. Viewing is highly recommended to appreciate its space, potential and enviable location.

Services to the property include mains water, electricity and drainage with an LP gas central heating system. EPC rating F. Council tax band D. Ofcom indicate superfast broadband availability. Ofcom indicate 5G mobile coverage.

The locality of The Old Farmhouse allows for peaceful semi rural living yet is within easy reach of main transport links via the A39 and Newquay Airport which are just a short drive away.

The Old Farmhouse sits within the peaceful hamlet of Trevarren just 8.4 miles from the revered coastal hotspot of Watergate Bay, 8.2 miles from sought after Mawgan Porth and less than 13 miles from the historic and picturesque fishing village of Padstow. Conveniently, Newquay airport is just 5.9 miles distant.

To find The Old Farmhouse, follow the A30 and turn off at Indian Queens to follow the A39 towards Newquay. At the first roundabout take the fourth exit onto Parka Road towards Black Cross. Proceed along this road and then take the next right hand turning. The Old Farmhouse can be found further along on the left hand side. The postcode for satellite navigation is TR9 6PJ. What3words: butterfly.fights.thinking

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TOTAL FLOOR AREA : 3216 sq.ft. (298.7 sq.m.) approx.

