



# TRENEARNE FARM

PADSTOW, CORNWALL PL28 8JA





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Harlyn Beach and Trevone Beach about 1 mile.  
Padstow about 2 miles • Wadebridge about 8 miles.  
Cornwall airport (Newquay) about 9 miles

Exceptionally located farmhouse  
with development site presenting an  
opportunity to develop a range of traditionally  
constructed Cornish farm buildings into a  
number of holiday lets.

Fantastic North coast location close to Padstow and  
Harlyn Bay

Circa 17th Century Grade II\* Listed Four Bedroom  
Farmhouse

Range of modern & traditional Barns with planning  
consent for conversion

Land extending to about 2.14 acres

Suitable for sensitive restoration and redevelopment for  
holiday letting business

Further land may be available by separate negotiation







## THE PROPERTY

Trearnearne Farmhouse presents a truly unique opportunity to enhance a traditional Cornish stone and slate farmhouse. The Farmhouse is Grade II\* Listed with four bedrooms, three reception rooms and a spacious kitchen, all in need of restoration. The outbuildings consist of: 3 traditional barns with planning consent for conversion into 2 holiday lets, an office and a workshop space. 4 modern buildings with planning designation for demolition. 3 traditional barns designated as safeguarded structures, requiring like for like repair. The property benefits from a conditional planning consent from Cornwall Council dated 27th February 2018, reference PA17/03779 for Listed building consent for repair and refurbishment of house and conversion of agricultural barns into 2 holiday lets and an office and workshop space. Further details can be provided by the agent or downloaded from the Council's interactive planning website. Access is gained directly from the public highway along a private driveway that forms part of the property.

## THE LOCATION

Trearnearne Farm is located within an Area of Outstanding Natural Beauty on the periphery of the charming town of Padstow, a short distance from the A39, which provides excellent transport links to both Cornwall and Devon. Air travel can be enjoyed from Newquay airport, about 25 minutes' drive from the property. The rural location enjoys attractive far reaching views. The villages of Padstow, Haryln and St Merryn are all within 2 miles from the property and provide a range of services such as primary schools, restaurants, public houses and convenience stores.

## DIRECTIONS

From the A39 at Winnard's Perch, take the B3274 towards Padstow. At the outskirts of Padstow where the road turns to the right, take the B3276 towards Haryln Bay and continue on this road for 1.5 miles. As the road starts going downhill, Trearnearne Farm will be on a blind turning on your left.

## SERVICES

Mains Water  
Private Drainage  
Oil Fired Central Heating  
BT Broadband – Ultrafast Fibre is available in the postcode





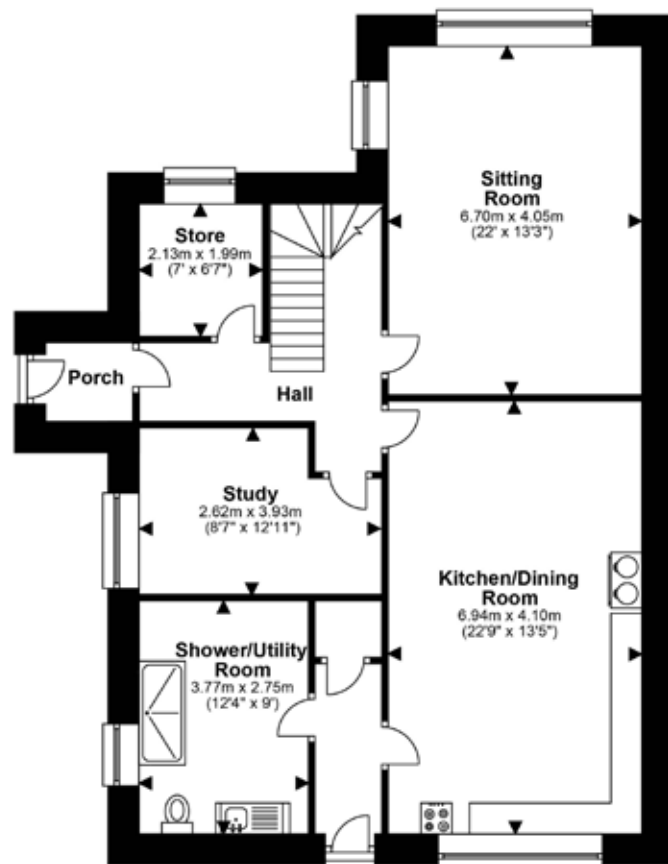




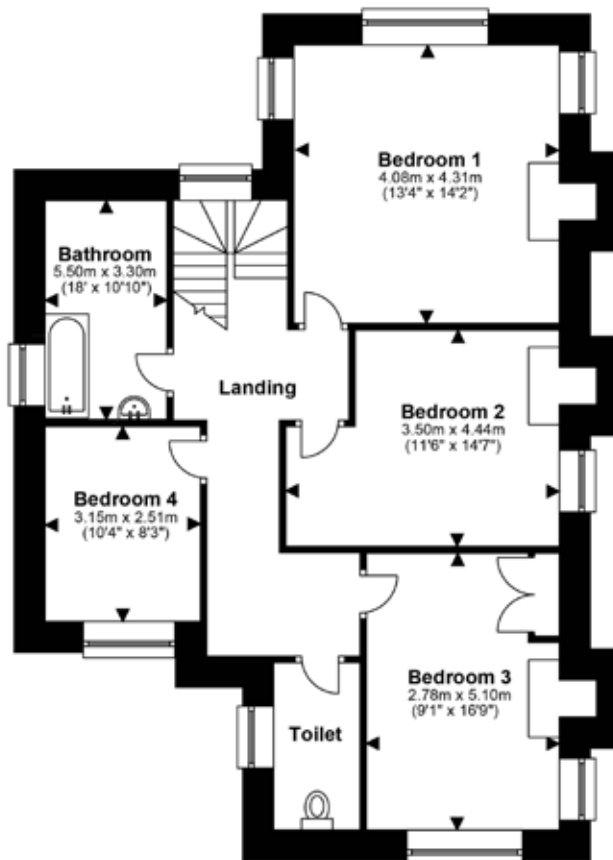
## TRENEARNE FARM

Approximate Gross Internal Area:  
176.7 sq.m. / 1902.5 sq.ft.

**Ground Floor**  
Approx. 94.7 sq. metres (1019.5 sq. feet)



**First Floor**  
Approx. 82.0 sq. metres (882.9 sq. feet)



Total area: approx. 176.7 sq. metres (1902.5 sq. feet)



## TENURE

Freehold

## VIEWINGS

Strictly by prior appointment with Savills.

## FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc. are specifically excluded but may be available by separate negotiation.



## IMPORTANT NOTICE:

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## SAVILLS TRURO

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