

The Granary

ST WENN



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ESTATE AGENTS



- *Nestled in an Idyllic Rural Locale*
- *Individual Semi-Detached Barn Conversion within Small Farmstead*
- *Three Double Bedrooms & Two Bathrooms*
- *Reverse Living Accommodation*
- *Exposed Stone, Beamed Ceilings & Wood Burning Stove*
- *Detached Studio Barn & Integral Garage*
- *Generous Landscaped Gardens*
- *Tranquil Rural Position within easy reach of Bustling Wadebridge & the Rugged North Coast*



Situated on the immediate outskirts of the rural village of St Wenn and forming part of a small farmstead is The Granary, a beautiful and individual three bedroom barn conversion of true quality. This gorgeous reverse living building oozes originality with a mix of stone, slate and granite detailing externally and internally. Not only that, The Granary has a fine detached self contained studio at the end of the garden which has great potential – subject to obtaining the requisite consent.

The ground floor accommodation provides three genuine double bedrooms, one of which has a high beamed ceiling, timber stable door to the garden and en-suite shower room with utility cupboard. Additionally, the ground floor has a beautifully appointed family bathroom with

a free standing rolltop bath and heritage fittings. A separate cloakroom can also be found. The integral garage is home to the oil fired boiler and has timber doors and vaulted ceiling beams.

The spiral staircase is a feature in its own right, curved black steel detailing with oak treads ascends to the first floor. The first floor comprises a large open plan living/dining room complete with beamed ceiling, freestanding cast iron wood burning stove, Velux windows and stable door leading to the external staircase. A throughway to the kitchen reveals a range of oak fronted base cupboards with worktops over and shelving above together with an integral double oven, five ring gas hob, 1.5 bowl ceramic sink and mixer tap.

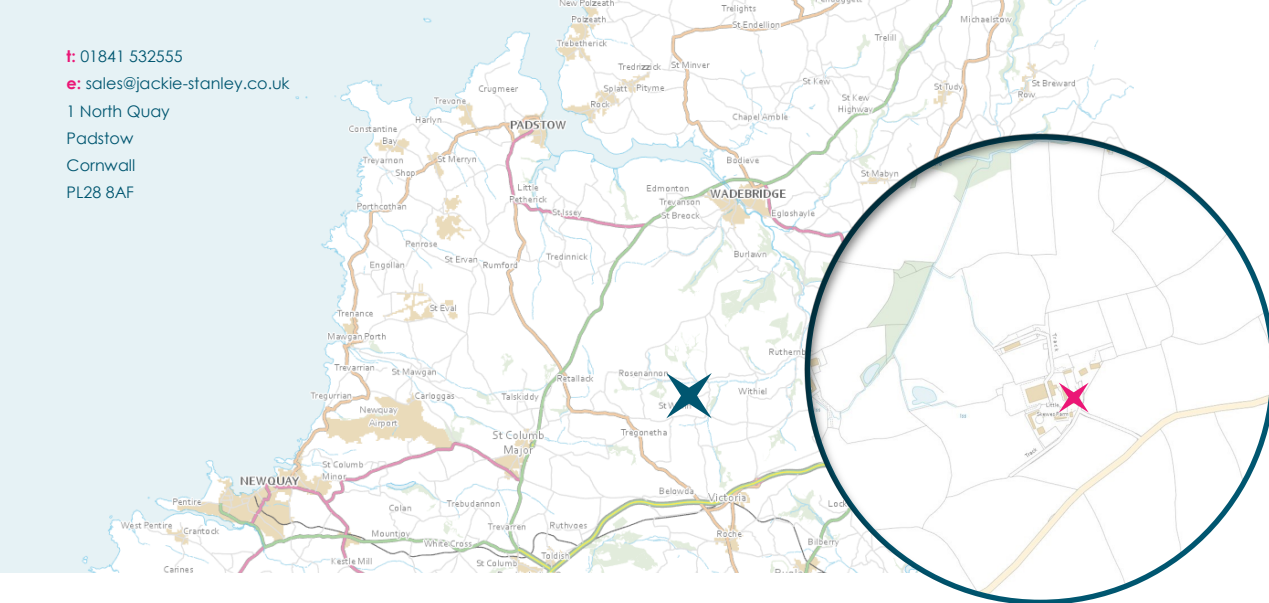
To the rear of The Granary is a beautifully landscaped garden, mature and well stocked with a combination of lawn, sunken terrace and productive raised vegetable beds. The garden has real interest with a Pergola, natural stone retaining walls and decking. With its own five bar gate access, the aforementioned detached self contained studio sits to the rear of the garden. This stone barn has an impressive open plan living and bedroom space with a

The Granary, St Wenn, PL30 5PS

£650,000 guide

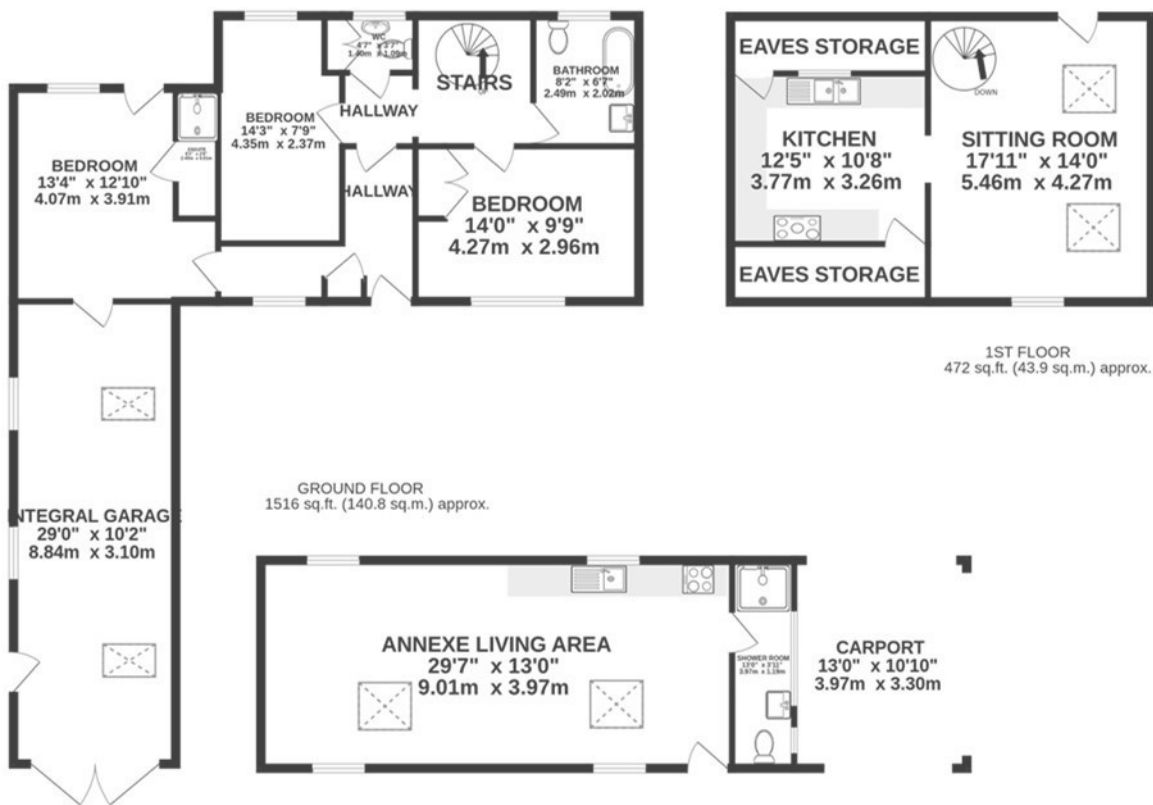


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modern equipped kitchen and vaulted and beamed ceiling. At the far end is a stylish shower room. The barn offers tremendous potential to be utilised as a super work from home office or additional living accommodation. Subject to obtaining the requisite consent, one could use the studio for letting. To the front of The Granary is a gravelled driveway providing off road parking for several vehicles. Services to the property include mains electricity and water, an oil fired central heating system and private drainage. EPC rating F. Council tax band D.

The Granary is centrally located in the county on the immediate outskirts of the picturesque rural village of St Wenn. Within easy motoring distance are the towns of Padstow, Wadebridge, Bodmin and St Austell, each providing a wealth of amenities. The nearest school at St Wenn is just 3/4 of a mile from the property. The countryside that encompasses St Wenn is truly unspoilt, with views from the property that extend for miles over the surrounding landscape. The popular North and South coasts are just a 20 minute drive away and a number of local attractions are easily accessible including the Camel Trail, Eden Project and Goss Moor National Nature Reserve. Excellent road links of the A30 and A39 are approximately 10 minutes away and Newquay Airport, with domestic and international flights, is less than nine miles distant.



"As idyllic & picturesque as its rural surroundings"

To find The Granary, 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, go straight across onto the B3274, signposted St Wenn and St Austell. Follow the road for approximately two miles before reaching a 90 degree bend in the road. Follow the signs for St Wenn and Withiel. After just over a mile, turn left at the sign for St Wenn. Drive through the village passing the school and after about 3/4 of a mile, turn left at the concrete drive entrance to Little Skewes Farm. The Granary can be found on the right hand side at the bottom of the driveway. The postcode for satellite navigation is PL30 5PS. What3words: brings.fuzz.socialite