

Polita Barn

Station Road, St. Columb Major, TR9 6BX

david ball
| LUXURY COLLECTION |



Occupying a sought after position on the outskirts of the historic market town of St. Columb Major, just moments from the stunning North Cornish coastline and Newquay, Polita Barn is an exceptional detached home offering generous living space, outstanding versatility and a substantial detached outbuilding, making it the perfect choice for families, those working from home or buyers seeking a property with exciting future potential.

£550,000 Freehold

Key Features

- Spacious detached barn conversion
- Five bedrooms with flexible accommodation across two floors
- Versatile timber framed outbuilding currently used as offices and home gym
- Convenient access to St. Columb Major, Newquay and the A30
- Approximately 2,588 square feet of combined accommodation including the outbuilding
- Well established gardens
- Period features through out
- Early viewing is highly recommended
- Under floor heating



The Property

Tucked away on the outskirts of the historic market town of St. Columb Major and within easy reach of the vibrant coastal town of Newquay, Polita Barn is a beautifully presented and surprisingly spacious detached home that offers an exceptional blend of character, flexibility and modern family living.

Set over two floors, the property provides generous and versatile accommodation extending to approximately 1,831 square feet. The heart of the home is the impressive open plan living space, offering an abundance of space for everyday family life as well as entertaining. On the first floor the principle bedroom suite enjoys access to a balcony, providing a wonderful place to relax and take in the surroundings.

The accommodation has been thoughtfully arranged to suit a variety of lifestyles, with five well proportioned bedrooms and family bathroom facilities across both floors. The layout offers excellent flexibility for growing families, those looking for multigenerational living, or anyone working from home.

A real highlight of the property is the substantial timber framed outbuilding extending to approximately 757 square feet. Currently arranged as office space, a home gym and additional study areas, it provides an excellent opportunity for those running a business from home or requiring dedicated workspace. Subject to all relevant planning permissions and building regulations, the outbuilding also offers exciting potential to be adapted into ancillary accommodation to complement the main house.





Externally

Polita Barn enjoys a generous and private plot with beautifully maintained gardens that provide an excellent space for families, entertaining and outdoor living.

A spacious paved terrace offers the perfect setting for al fresco dining and summer gatherings, while the expansive lawn is bordered by a variety of mature trees and established planting, creating a wonderful sense of privacy and seclusion. Ample off road parking serves both the main house and the substantial timber framed outbuilding, completing this impressive outdoor space.





The Location

Situated on the edge of the historic market town of St. Columb Major, Polita Barn enjoys a sought after location that combines excellent accessibility with the convenience of nearby amenities. St. Columb Major offers a range of day to day facilities, while Newquay is only a short drive away, providing an excellent selection of shops, restaurants, bars and some of Cornwall's most celebrated beaches. With straightforward access to the A30.

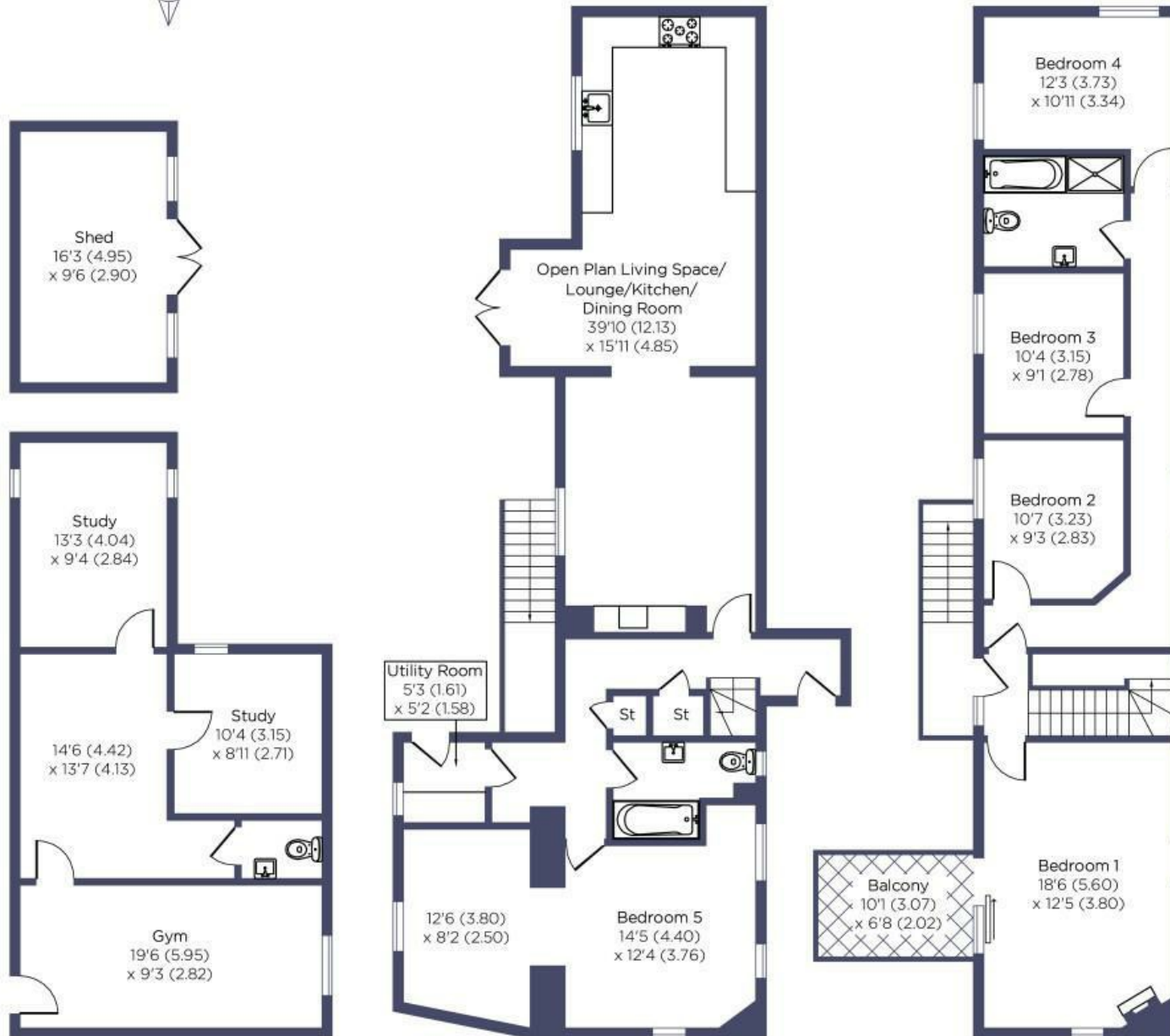


Polita Barn, Station Road, St. columb, TR9

Approximate Area = 1831 sq ft / 170.0 sq m

Outbuilding Area = 757 sq ft / 70.2 sq m

Total Area = 2588 sq ft - 240.2 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

77

43

OUTBUILDING

GROUND FLOOR

FIRST FLOOR





david ball
| LUXURY COLLECTION |

01637 850850
www.davidball-luxury.co.uk



e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximate.