

Penty-an-pyas, Higher Trewince, Newquay, TR8 4HR

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Agencies

Penty-an-Pyas is one of just three beautifully converted character barns occupying an elevated rural position with breathtaking panoramic countryside views towards Newquay Headland and the sea beyond. Lovingly enhanced by the current owners, the property combines the charm of a traditional Cornish barn with beautifully landscaped gardens designed for modern outdoor living. Featuring a detached garden studio, covered outdoor kitchen, raised decking terrace, wildlife pond, productive vegetable and herb garden and an original stone well in the front garden this is a home that offers an exceptional lifestyle in one of North Cornwall's most desirable rural settings. Early viewing is highly recommended

Offers In The Region Of £375,000 Freehold

Key Features

- Large lounge with views and vaulted ceiling
- Garage with Parking
- Electric Heating with wood burning Stove.
- Original Stone Well
- Wildlife Pond, Vegetable & Herb Garden
- Rural position 4 miles from Newquay Town
- Panoramic Countryside Views with Sea Views Towards Newquay Headland
- Raised Decking Terrace
- Detached Garden Studio with Wood Burning Stove















LOCATION

Occupying a peaceful position within the sought-after hamlet of Higher Trewince, the property enjoys an enviable setting surrounded by rolling Cornish countryside whilst remaining conveniently close to the North Cornwall coast. The thriving community of Nansledan is approximately six minutes away, with Newquay town centre approximately ten minutes by car offering a wide range of independent shops, supermarkets, cafés, restaurants, schools and leisure facilities. The renowned beaches of Watergate Bay and Mawgan Porth are within approximately five miles, whilst Cornwall Airport Newquay is also approximately five miles away. A regular nearby bus route and excellent access to the A30 provide convenient transport links throughout Cornwall.

THE PROPERTY

Traditionally known as Penty-an-Pyas (Magpie Cottage), this beautifully presented barn conversion forms part of an exclusive courtyard development of just three converted barns, offering an enviable combination of character, charm and modern-day comfort.

Rich in period features, the property retains exposed ceiling beams, deep window sills and a striking feature fireplace with an inset wood-burning stove, creating a warm and welcoming atmosphere throughout. The entrance leads into a spacious open-plan lounge and dining room, where large windows flood the room with natural light while framing the surrounding countryside. A glazed door provides direct access to the beautifully landscaped rear gardens, making this an ideal space for both everyday living and entertaining.

The adjoining kitchen is thoughtfully fitted with an attractive range of Shaker-style units, providing excellent storage, generous worktop space and ample room for appliances, creating a practical and stylish heart to the home.

The first floor offers three well-proportioned bedrooms, including two generous doubles, both with fitted wardrobes, together with a comfortable third bedroom. A stunning full-height feature window in the third bedroom creates a wonderful focal point while perfectly capturing the far-reaching countryside views. Completing the accommodation is a well-appointed family bathroom fitted with a modern white suite comprising a bath with shower over, wash hand basin and WC.

Combining the character of a traditional Cornish barn with beautifully presented accommodation and an exceptional rural setting, Penty-an-Pyas offers a rare opportunity to enjoy a peaceful lifestyle within easy reach of Newquay and the spectacular North Cornish coastline.

EXTERIOR

The beautifully landscaped gardens are undoubtedly one of the property's most outstanding features, offering an exceptional blend of character, privacy and outdoor living. To the front, an attractive garden is centred around an original stone well, adding charm and a true sense of Cornish heritage.

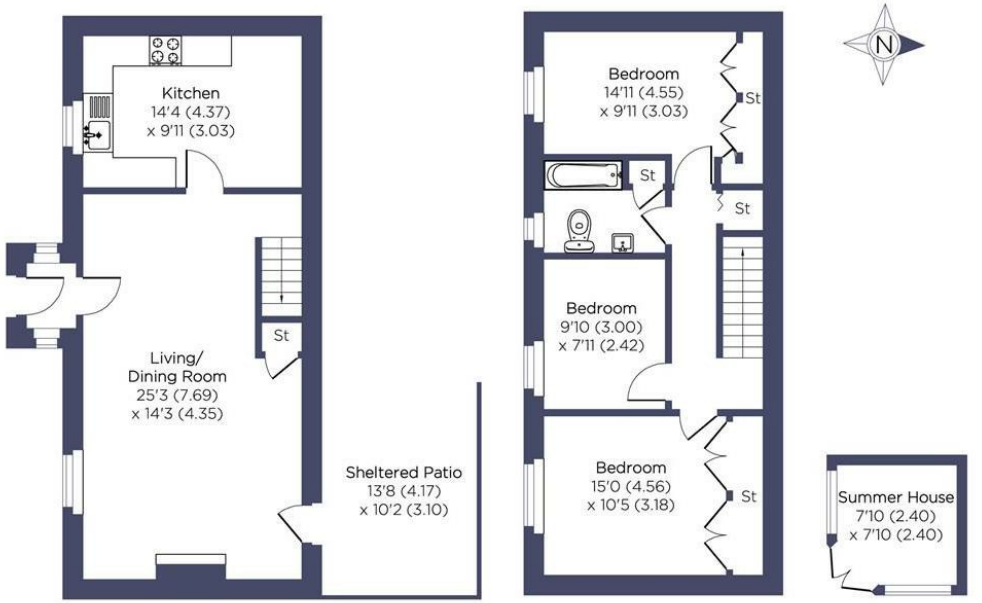
To the rear, the gardens have been thoughtfully landscaped over several levels to create a variety of inviting outdoor spaces. A raised timber deck enjoys far-reaching views across the surrounding countryside towards Newquay Headland and the sea beyond, making it the perfect spot for morning coffee or evening drinks. Below, a superb covered outdoor kitchen and entertaining terrace provides a fantastic sheltered space for alfresco dining and socialising throughout the year. The gardens continue with well-maintained lawns, mature planting, productive vegetable and herb beds, a wildlife pond and a pergola with a dedicated fire pit seating area, offering a number of tranquil places to relax and enjoy the peaceful surroundings. At the top of the garden sits a detached garden studio, complete with power and a wood-burning stove. Currently used as a home office, this versatile building would also make an ideal art studio, gym, hobby room or peaceful garden retreat.

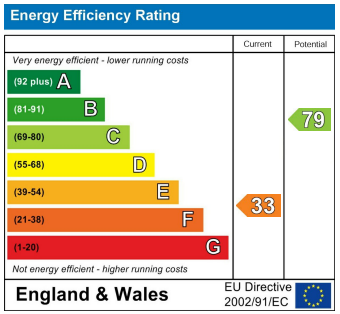
Completing the outside space is a useful garage with power and lighting, together with off-road parking for two vehicles.

AGENTS NOTE

Mains water and electricity. Shared septic tank drainage. Fibre broadband is available, although purchasers should satisfy themselves regarding the availability of all connected services.

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Approximate Area = 1037 sq ft / 96.2 sq m
Outbuilding Area = 58 sq ft / 5.3 sq m
Total Area = 1095 sq ft - 101.5 sq m





PINKPLAN

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