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Coachmans Cottage Trugo Farm, Newquay TR8 4LX

£340,000

WELCOME TO COACHMAN'S COTTAGE — A DELIGHTFUL THREE-BEDROOM BARN CONVERSION LOCATED JUST SEVEN MILES FROM NEWQUAY. OFFERING SPACIOUS OPEN PLAN LIVING ACCOMMODATION, A WELL-MAINTAINED LOW MAINTENANCE GARDEN, AND ALLOCATED PARKING FOR TWO VEHICLES, THIS CHARMING HOME IS QUIETLY POSITIONED IN A PEACEFUL YET HIGHLY CONVENIENT SETTING. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Terraced

RECEPTIONS: 2 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- THREE BEDROOM BARN CONVERSION
- ALLOCATED PARKING FOR TWO CARS
- SPACIOUS AND BRIGHT
- LOW MAINTENANCE LAWNED GARDEN
- PANORAMIC RURAL VIEWS FROM MANY ROOMS
- PLENTY OF CHARACTER AND CHARM
- CONVENIENTLY LOCATED YET INCREDIBLY PEACEFUL
- NO ONWARD CHAIN

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DESCRIPTION:

Coachman's Cottage is a beautifully converted barn offering a rare opportunity to enjoy countryside living in a peaceful and picturesque setting. Quiet and secluded, yet exceptionally well connected, the property provides a welcome sense of retreat while being just minutes from the A30 and approximately fifteen minutes from Newquay Airport.

The location is ideal for exploring some of Cornwall's most celebrated coastline, with renowned beaches such as Fistral, Mawgan Porth and Watergate Bay all within easy reach. The area is particularly popular with surfers, golfers and food enthusiasts alike. Championship golf courses at Trevose and Rock are close by, while the Padstow and Rock area is home to an outstanding selection of restaurants led by acclaimed chefs including Rick Stein, Paul Ainsworth and Nathan Outlaw.

Set within the charming Trugo Farm Cottages development, Coachman's Cottage forms part of a thoughtfully executed courtyard conversion completed around thirty years ago. The property sits at the end of a quiet private lane and enjoys open views across the surrounding rolling countryside, offering both privacy and a strong connection to its rural setting. The cottage retains a wealth of original character, with features such as exposed beams and a traditional slate roof. Inside, the atmosphere is warm and welcoming with far reaching rural views from many windows.

A bright and welcoming hallway, complete with a useful storage cupboard and convenient cloakroom, sets the tone on arrival. From here, you are guided into the dining area which flows seamlessly into the kitchen, creating an excellent space for entertaining and sociable living. Designed with practicality in mind, the kitchen offers a good range of traditional-style units with space for the necessary white goods. Both the dining area and kitchen enjoy uninterrupted, far-reaching rural views, adding to the sense of space and tranquillity throughout.

Positioned on the opposite side of the property, a generously sized lounge features doors opening onto a small terrace—an ideal spot to relax and enjoy summer sunsets. Stairs from the lounge rise to the first floor.

A particularly spacious landing leads to three well-proportioned bedrooms. The principal bedroom is dual aspect and benefits from an en-suite shower room, while the remaining two bedrooms are well presented and surprisingly roomy. Completing the accommodation, the family bathroom is fitted with a bath and shower attachment, WC, and wash basin.

Gas central heating is provided by a combination boiler located in the kitchen, complemented by wooden double-glazed windows throughout.

Outside, the rear garden is neat and low maintenance, enclosed by a Cornish stone wall and laid mainly to lawn. Plenty of space is available to enjoy the sunshine and take in views across the rolling countryside as the sun sets.

At Trugo Farm, residents contribute to a shared estate maintenance fee, currently approximately £300 per annum. This covers the upkeep of communal areas such as the private driveway, courtyard, car park, and drainage system. The fee is reviewed each year and may vary slightly in line with actual maintenance costs.

Combining rural character with contemporary living, this property presents a distinctive and versatile opportunity for discerning purchasers or investors seeking something truly special.

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Hallway
3.96m x 1.12m (13'0 x 3'8)

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Cloakroom
1.65m x 1.12m (5'5 x 3'8)

.

Kitchen Diner
5.56m x 3.76m (18'3 x 12'4)

.

Lounge
4.80m x 4.32m (15'9 x 14'2)

.

Bedroom 1
5.00m x 2.74m (16'5 x 9'0)

.

En Suite
1.57m x 1.55m (5'2 x 5'1)

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Bedroom 2
4.95m x 2.95m (16'3 x 9'8)

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Bedroom 3
3.58m x 2.67m (11'9 x 8'9)

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Bathroom
2.82m x 1.91m (9'3 x 6'3)

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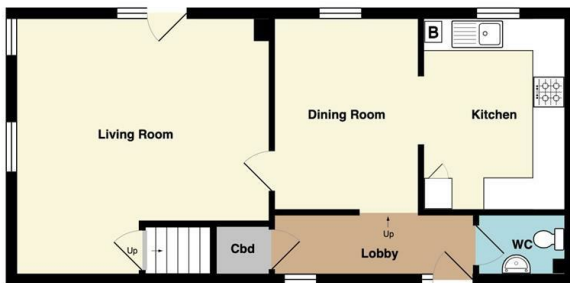
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FLOORPLAN:

Ground Floor
Area (approx): 51.6 m² ... 555 ft²



First Floor
Area (approx): 51.6 m² ... 555 ft²



Total Area: 103.2 m² ... 1111 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		71
	(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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