

"Estate Agency is evolving...evolve with us"



## Old Stables Trugo Farm, Newquay TR8 4LX

**£330,000**

WELCOME TO 'OLD STABLES' A CHARMING THREE BEDROOM BARN CONVERSION JUST SEVEN MILES FROM NEWQUAY OFFERING VERSATILE LIVING ACCOMMODATION, A NEAT WESTERLY FACING GARDEN AND ALLOCATED PARKING FOR TWO CARS. TUCKED AWAY IN A PEACEFUL YET CONVENIENT LOCATION.

**PROPERTY TYPE:** House - Terraced

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

### FEATURES:

- THREE BEDROOM BARN CONVERSION
- ALLOCATED PARKING FOR TWO CARS
- RECENTLY IMPROVED AND UPGRADED
- WESTERLY FACING LOW MAINTENANCE REAR GARDEN
- FIRST FLOOR LOUNGE WITH PANORAMIC RURAL VIEWS AND A LOG BURNER
- UNIQUE AND BEAUTIFULLY DECORATED
- OOOZING CHARM WITH MANY TRADITIONAL FEATURES
- MANY DUAL ASPECT ROOMS AND PLENTY OF NATURAL LIGHT
- WORK FROM HOME SPACE
- CONVENIENTLY LOCATED YET VERY PEACEFUL

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

[www.momove.co.uk](http://www.momove.co.uk)

"Estate Agency is evolving...evolve with us"



## DESCRIPTION:

Welcome to 'Old Stables' a stunning and truly one-of-a-kind barn conversion set amidst peaceful countryside. This serene retreat offers the perfect escape from the hustle and bustle of summer crowds, yet remains incredibly convenient—just minutes from the A30 and approximately fifteen minutes from Newquay Airport. The cottage is ideally located near some of Cornwall's most iconic beaches, including Fistral in Newquay, Mawgan Porth, and Watergate Bay—meccas for surfers from around the globe. Golfers are well catered for too, with top-tier courses at Trevose and Rock nearby. Food lovers will delight in the area's culinary scene, with celebrated chefs such as Rick Stein, Paul Ainsworth, and Nathan Outlaw delivering world-class dining experiences in the Padstow and Rock area.

Tucked away in the charming Trugo Farm Cottages development, this delightful property is a harmonious blend of modern comfort and timeless character. Part of a high-quality courtyard conversion completed around thirty years ago, the cottage showcases exceptional craftsmanship and attention to detail. Situated at the end of a quiet private lane, it enjoys uninterrupted views across the rolling countryside.

Brimming with charm, Old Stables features many original features including exposed beams, and a traditional slate roof. Inside, the character continues with an inviting log burner, an array of period features, and a neat low maintenance rear garden enjoying panoramic rural views. As you step inside, a welcoming entrance hall sets the tone, guiding you toward two well-proportioned double bedrooms that boast sweeping views of the picturesque countryside beyond. These bedrooms are served by a stylish shower room, fitted with contemporary white fittings and contrasting black accents for a refined, modern aesthetic.

The centerpiece of the home is the beautifully updated kitchen and dining area—a bright and welcoming space designed with a modern take on classic style. It features a range of matte forest-green units in a traditional shaker style, complemented by premium Minerva worktops and sleek integrated appliances. A broad doorway connects the kitchen to a comfortable sunroom, ideal for relaxation or entertaining, with panoramic views and direct access to the garden.

Upstairs, the space takes on a more dramatic character with a semi-vaulted ceiling in the main living room. Expansive windows on two sides bathe the room in sunlight, while a wood-burning stove offers a warm and inviting focal point. A cleverly designed alcove provides the perfect nook for a home study—ideal for remote working. The upper level also hosts the gorgeous main bedroom suite, featuring a generously sized bedroom and a luxurious private bathroom. This ensuite features a freestanding roll-top bathtub with vintage claw feet, a large walk-in rainfall shower, a WC, and a statement vanity unit crafted from reclaimed wood with an inset basin.

Throughout the home, there's gas central heating powered by a combination boiler located in the en suite bathroom and wooden windows.

The rear garden is peaceful and westerly facing enjoying plenty of afternoon and evening sunshine... enclosed for privacy and taking full advantage of the surrounding countryside. An elevated decking area with modern glass-and-metal balustrades provides the ideal vantage point, while steps lead down to a low-maintenance patio surrounded by mature greenery. (There's some useful storage below the decked area.)

The property includes two designated parking spaces in a private residents' car park.

Agents Note: At Trugo Farm, there's a shared estate maintenance fee currently around £300.00 per year. This covers the upkeep of communal spaces, including the private driveway, courtyard, car park, and drainage system. This fee is reviewed annually and may fluctuate slightly based on actual costs.

With its blend of countryside charm and modern comforts, this property offers a rare opportunity for discerning buyers or investors looking for a unique and flexible home.

Hallway  
4.11 x 1.08 (13'5" x 3'6")

01637 877754  
info@momovenewquay.co.uk  
www.momove.co.uk



"Estate Agency is evolving...evolve with us"



Kitchen Diner  
4.7 x 3.3 max (15'5" x 10'9" max)

Sun Room  
3.19 x 1.44 (10'5" x 4'8")

Bedroom 1  
2.66 x 2.01 (8'8" x 6'7")

Bedroom 2  
2.68 x 2.01 (8'9" x 6'7")

Shower Room  
2.22 x 0.79 (7'3" x 2'7")

Lounge Area (First Floor)  
4.89 x 3.32 (16'0" x 10'10")

Main Bedroom  
4.53 x 2.8 (14'10" x 9'2")

En Suite Bathroom  
2.56 x 1.9 (8'4" x 6'2")

"Estate Agency is evolving...evolve with us"

**FLOORPLAN:**


GROUND FLOOR




1ST FLOOR



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.  
Made with floorplan 5/22/24

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			64
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.