



Hendra Barns

Cornwall

A versatile collection of converted barns offering an impressive lifestyle business and family home set amidst rolling countryside in the heart of Cornwall

Hendra Barns, Mitchell, Nr Newquay, Cornwall, TR8 5AZ

Truro 7 miles, Newquay 10 miles, Crantock 9 miles, Falmouth 18 miles, Padstow 19 miles

Features:

Kitchen/breakfast room | Lounge/dining room | Utility | Wc
Five bedrooms including principal en suite | Bathroom | Wet room

Three bedroom barn | Two bedroom cottage | Garaging & workshop | Wedding function room | Lakes | Arbour

EPC: Hendra Barn (D), Old Coash House (G), Little Hendra (E)

About 4.2 acres in all



The property

Hendra Barns is a beautiful and exclusive collection of traditional stone farm buildings standing in manicured grounds of over 4 acres, presenting a versatile opportunity for modern country living with onsite income and exciting potential.

Currently used as holiday lets and a wedding venue, the extensive accommodation and outbuildings could equally suit those searching for multi-generational living or a generous home plus holiday let income with the impressive wedding function room creating even more possibilities as an artists or yoga studio.

Accommodation comprises a five bedroomed main farmhouse, adjoining 2 bedroomed cottage and a detached single storey three bedroomed barn. In addition are two extensive outbuildings, including a double garage and large workshop plus the wedding function room.

Hendra Barn

This beautifully proportioned home faces due south over the grounds and lakes to open countryside. The handsome exposed stone and granite facades are complimented with brick detailing and a magnificent 'wrap-around' living room that opens onto the broad slate paved sun terrace. Accommodation includes a farmhouse style kitchen with granite worksurfaces, breakfast island and high beamed ceiling plus utility. Measuring nearly 34' x 32', the fabulous living area enjoys wonderful vistas through the full height glazed elevations with a wood burning stove and underfloor heating. Completing the ground floor is a galleried entrance hall, wet room, double bedroom and cloakroom. The first floor comprises a principal bedroom with en suite and balcony, family bathroom and three further bedrooms.

Little Hendra

Attached to Hendra Barn and with an interconnecting door (currently closed), Little Hendra is a charming character cottage with its own area of slate sun terrace. Approached via a

sun room and into a dual aspect open plan kitchen/living room with Shaker style units and door out to a rear courtyard. To the first floor are two bedrooms and the bathroom.

The Old Coach House

Facing south onto its lawned garden, this pretty single storey detached converted barn features stone, granite and brick elevations with a full width paved sun terrace. Approached from a rear courtyard into a spacious kitchen/breakfast room with Shaker style units. Onward from here is the delightful sitting room/dining room with wood burning stove and direct access to the garden. The accommodation is completed with three bedrooms (one en suite) and a family bathroom.

Outbuildings

Set to the west of the three properties these two substantial buildings have been thoughtfully constructed to blend with the inherent character of the barns.

Garage/Workshop - A single storey building with stone and granite elevations fronting onto an extensive brick paved drive that is shared with the three barn conversions. The main workshop area has windows, pedestrian door and garage door onto the drive whilst the adjoining garage has a pedestrian door to the side and garage door to the front. To the rear is a room housing the private water supply plant.

Wedding/Celebration Venue - An impressive building that fronts onto the brick paved driveway whilst also having its own independent drive access to a car parking area. Purpose built for weddings and celebrations this superb building has a vaulted oak and glass ceiling in the main light-filled function room which measures around 30' x 25' with broad bi-fold doors opening onto the sun terrace and grounds. Opening off here is a bar area and beyond this a central hall and kitchen. There is a wc off the function room and an additional shower room and wc that benefit from external access.



Outside

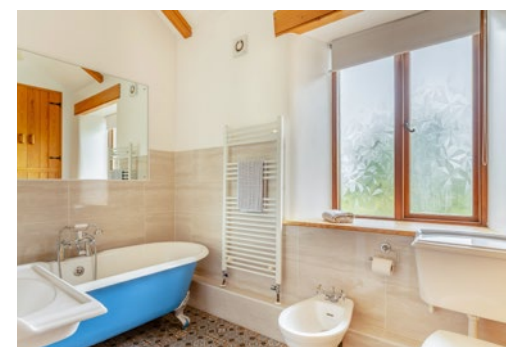
Hendra Barns is approached off the shared driveway through a gated, granite posted entrance to a huge brick paved driveway that affords plentiful parking. There is a separate car park with independent access for the celebration venue. The fabulous grounds extend in total to around 4.2 acres with landscaped swathes of grass overlooked by the wrap-around slate paved sun terrace outside of Hendra Barn. A beautiful hand crafted circular wooden arbour overlooks the lakes and is capable of seating a small wedding party. The two lakes are an undoubted centre piece with lighting, mature planting and a range of coarse fish. The Old Coach House has its own lawned garden with gates opening into the main grounds.

Situation

Approached over a half mile shared driveway, Hendra Barns stands amidst rolling open countryside between the cathedral city of Truro and the rugged north coast. There are local amenities in the village of Trispen and access to the A30 both within 2 miles, and a number of fine surfing beaches including Perranporth, Crantock and Holywell Bay within 9 miles. It's incredible just how well connected and easily accessible this property is.

The altogether softer south coast is around 15 miles whilst Falmouth offers access to some of the finest day sailing waters in the country and a plethora of maritime facilities.

The Cathedral City of Truro is 7 miles away, providing the main business links for Cornwall and offers an excellent range of shopping, business facilities plus state and independent schooling. It is on the mainline to London Paddington which takes approx. 4 ½ hours. Cornwall Airport Newquay, 14 miles away, offers international and national flights, including to London Gatwick, taking just under an hour.





General Information

Guide Price £1,800,000

Tenure Freehold

Services Mains electricity, private water supply and drainage (we understand from our client to be compliant). Oil fired heating to Hendra Barn and Little Hendra. Electric heating in The Old Coach House.

Rates

Hendra Barns has a current Rateable Value of £7,600.

The Business

The current owners have lovingly created this rural retreat and a business that combines both holiday letting and celebrations. Promoted through their own website www.hendrabarns.co.uk together with Vrbo and Airbnb, there are onward bookings that alongside accounts can be made available to interested parties following viewing.

Local Authority

Cornwall Council

Directions

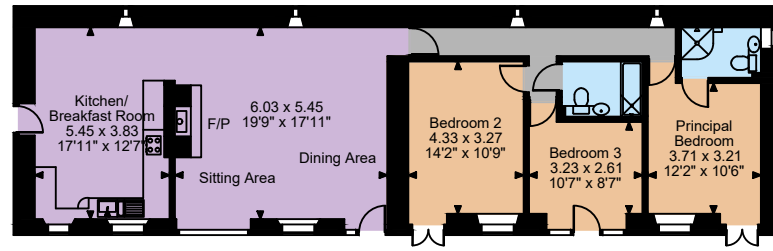
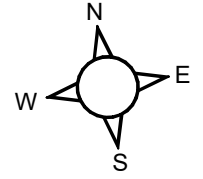
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Viewing

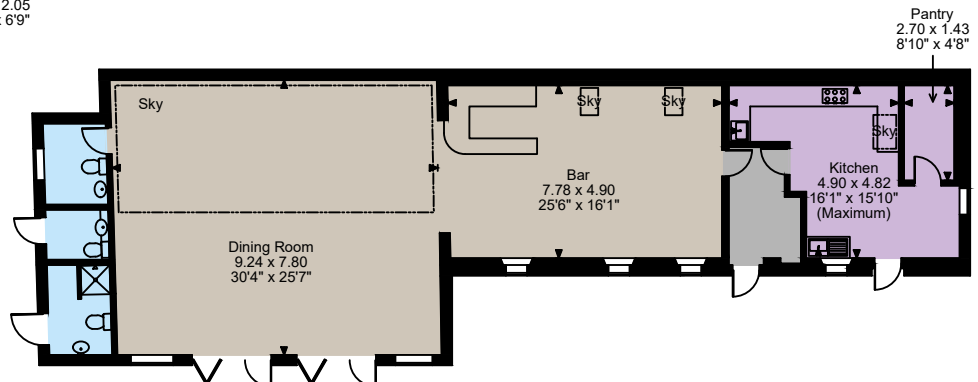
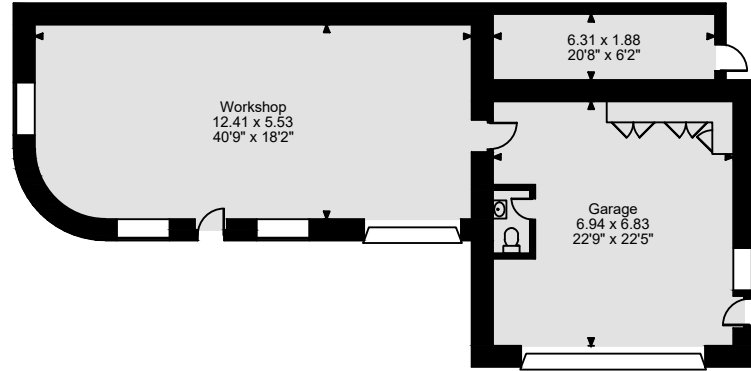
Strictly by appointment with Strutt & Parker Cornwall or Stags Truro.



Internal Area
 Hendra Barn: 2,425 sq ft (225 sq m)
 Little Hendra 814 sq ft (76 sq m)
 The Old Coach House 1,229 sq ft (114 sq m)
 Outbuildings 3,070 (285sq m)
 Total 7,538 sq ft (700 sq m)

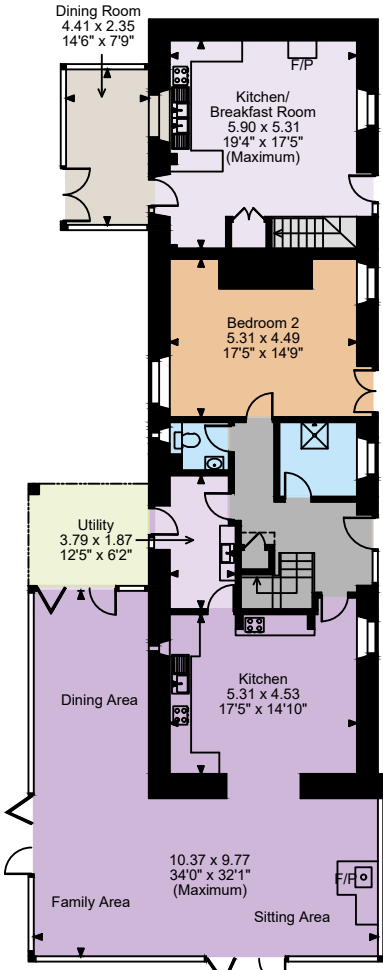


The Old Coach House



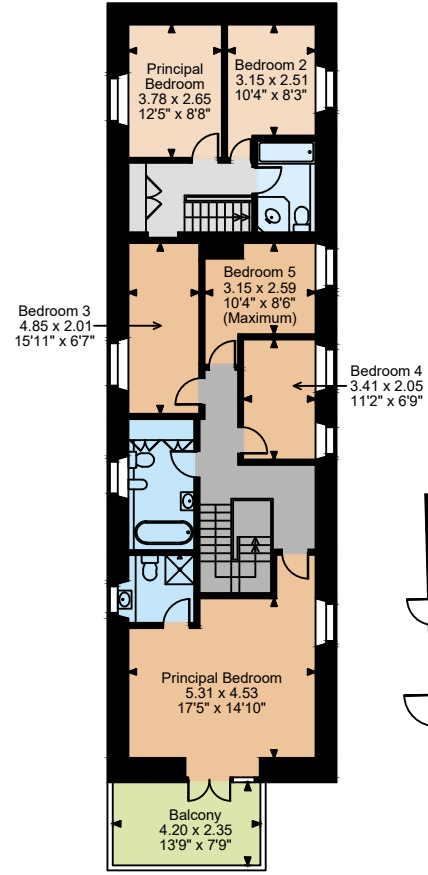
Celebration Room

Little Hendra Ground Floor



Ground Floor

Little Hendra First Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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