

Mellionic Vean, 2 Lower Town Barn, Colan, Newquay, TR8 4NB



MAGNIFICENT GRADE II LISTED STONE BARN CONVERSION IN AN IDYLIC TRANQUIL SETTING ARRANGED AS THREE STYLISH SELF-CONTAINED UNITS SET IN AROUND HALF AN ACRE OF MATURE PRIVATE GROUNDS WITH A LARGE SPRING FED POND

- Highly individual and utterly unique
- Stunning peaceful grounds, large parking area
- Renovated and beautifully appointed throughout
- Private rear garden with large feature spring fed pond
- Superb specification and styling throughout
- Rare opportunity for multi-generational or letting income
- Rural location close to the A30 and Newquay
- 3 x separate units offering flexible accommodation
- 3000sqft accommodation
- Offered with furniture options and no onward chain

Guide Price £995,000 Freehold

This magical and highly individual property sits privately in the rural hamlet area of Colan, some 6 miles from Watergate Bay and just 8 miles from Mawgan Porth. Newquay town and airport are but a few miles away. Colan is a charming rural spot set in the woods and is home to a historic Church dating back to the 13th Century. The property itself sits back off a rural single track road with a wide entrance to a generous sweeping drive offering parking for multiple vehicles in different locations, suitable for guests/owners etc.

The surrounding mature landscaped gardens are beautifully stocked and centred around a large stocked spring-fed pond bursting with wildlife and offering tranquil views. Private patios, manicured lawned areas, pond views and private decked areas surround the property, which also boasts a Scandinavian style wood-fired hot tub on the private terrace to the West of Lowertown Barn.

The property is currently arranged as three completely self-contained units, two with 2 bedrooms and one with 1 feature gallery bedroom. Each unit has its own front door for private access and is entirely self-contained as presented. Whilst the property is currently used as a private home with 2 letting units/guest houses, the property easily lends itself to a variety of different configurations and could even be knocked back through various portals to a single 5-6 bed residence, or a larger 3-4 bed single residence and one guest house.

LOWERTOWN BARN

is the current private owners accommodation and features a beautiful ornate entrance with stained glass flanks leading to a connected open plan living space comprising 2 distinct areas, a large lounge and a family kitchen/diner along with a downstairs wc. Upstairs there are two vaulted bedrooms off an interesting vaulted landing, both with en-suites.

THE HIDEAWAY

is a gorgeous open plan high ceiling gallery space with ground floor living spaces and a bathroom, along with open plan stairs to a large gallery bedroom area featuring a roll top central bath.

LOST BARN

is a two-storey conversion with a beautiful lounge space and a large kitchen along with two bedrooms and a shared bathroom on the first floor.

This utterly charming property represents a rare opportunity to acquire an old historic building of some architectural merit in a rural setting with a significant building footprint suitable as a continued "home and income" opportunity or for re-modelling into a host of other permutations to suit individual lifestyles or requirements

Available with vacant possession and no onward chain from the end of the Summer 2025 Season, with or without furniture option(s) and inventory.

TENURE

Freehold

SERVICES

Mains Electricity. Borehole water, private drainage. Oil storage tank.

DIRECTIONS

Leaving Newquay from Quintrell Downs on the A392, take the turning on the left signposted to Colan. The property is approximately $\frac{3}{4}$ of a mile down this road on the left hand side.

VIEWING

By appointment only on changeover days.

COUNCIL TAX

Band F

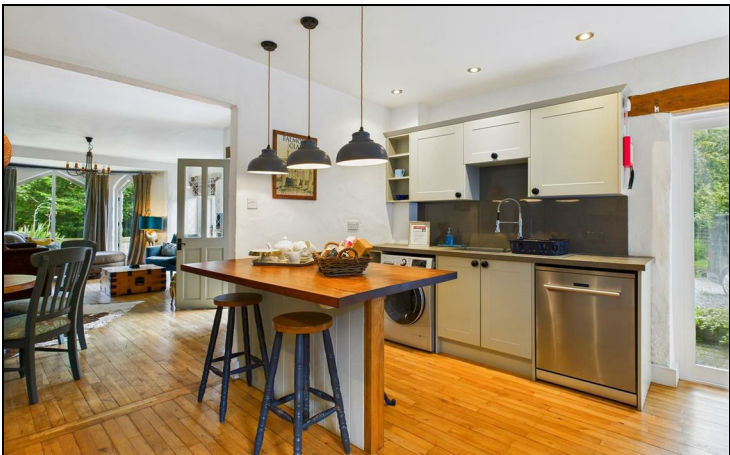
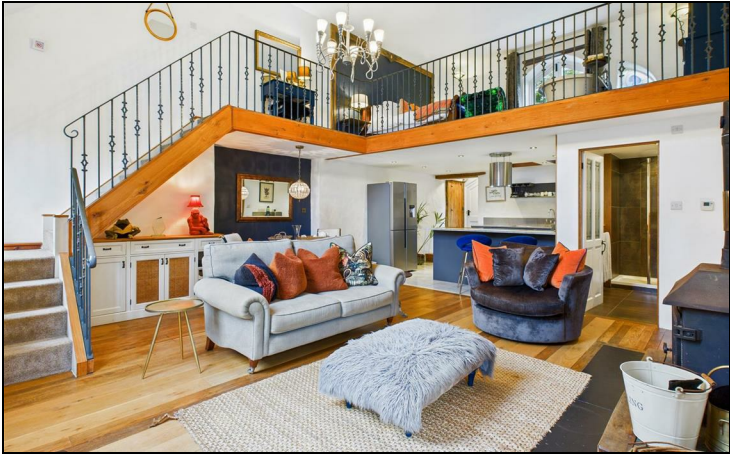
EPC RATINGS

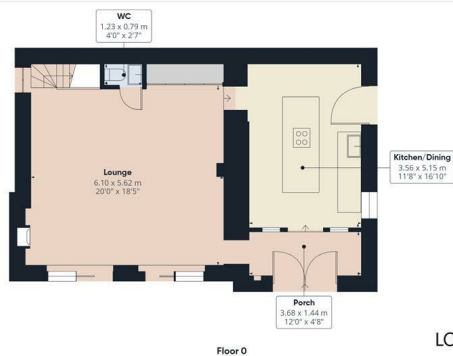
Hideaway – D rated

Lowertown Barn – E rated

Lost Barn – E rated







LOWERTOWN BARN



Approximate total area⁽¹⁾
126.9 m²
1366 ft²

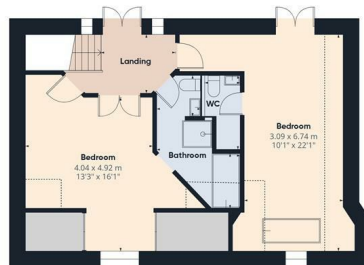
Reduced headroom
8.7 m²
93 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



THE HIDEAWAY



Approximate total area⁽¹⁾
71.5 m²
769 ft²

Reduced headroom
0.8 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



LOST BARN



Approximate total area⁽¹⁾
64.4 m²
697 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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