

# VOSKELLY BARN



H Tiddy



# VOSKELLY BARN

ST MAWES • CORNWALL • TR2 5AB

*A resplendent and unique super-prime residence, privately situated in two acres of wonderfully landscaped grounds, with shops, restaurants, beaches, sailing facilities, and coastal and riverside walks on the doorstep*

## **ACCOMMODATION SUMMARY**

**(Approximate Gross Internal Floor Areas: 5542 sq. ft. (513.74 sq m.))**

### **Main Residence (Circa 3450 sq.ft. (319.82 sq.m.))**

Ground Floor: Reception Hall, Dining / Family Room, Open Plan Bespoke Kitchen, Utility Room, Link Hallway, Media Room / Snug, Boot Room, Office / Study, Two Inner Hallways, Four Double Bedrooms, Three Luxury Bath / Shower Rooms.

First Floor: (Accessed via Two Independent Staircases). Spacious Living Room. Large Principal Bedroom with Stylish En-Suite Bathroom with Separate Shower.

### **'Orchard Barn' Detached Ancillary Cottage: (Circa 734 sq. ft. (68.04 sq. m.))**

Open Plan Living Room and Kitchen, Inner Hall, Two Bedrooms, Bathroom, Sun Terraces and Garden Area.

### **Two Storey Detached Boat Store / Garage and Studio: (Circa 953 sq. ft. (88.34 sq. m.))**

Double Garage / Boat Store. Store Room, Separate W/C. First Floor Open Plan Studio.

### **Detached Garage / Workshop: (Circa 406 sq. ft. (37.64 sq. m.))**

### **Gardens and Grounds: (Circa 2 acres).**

Central Courtyard with ample Parking. Second Driveway with Parking facilities. Beautifully Landscaped and Colourful Gardens. Expanses of Lawn (with mature shrubs dispersed), Ornamental Pond, Sun Terraces and Sitting Areas. Woodland Area.

### **Location Summary**

(distances and times are approximate)

St Mawes central village square and harbourside: 0.75 of a mile. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry. Falmouth: 20 minutes by foot ferry or 15 miles by car ferry.

Cornwall Airport Newquay: 29 miles (regular flights to London and other UK regional airports). St Austell: 15 miles (London Paddington 4.5 hours direct by rail).



**ESTATE AGENTS AND PROPERTY CONSULTANTS**

The Square, St Mawes, Cornwall TR2 5AG

Tel: +44 1326 270212

sales@htiddy.co.uk

www.htiddy.co.uk



## Description

This stunning and thoughtfully renovated barn conversion is brimming with style and unique character. It is situated in an Area of Outstanding Natural Beauty, on the edge of the exclusive Cornish coastal village of St Mawes. Voskelly Barn is an inspiring and chic home with exquisite interiors, well designed living spaces, an extraordinary kitchen and dining /family room plus five wonderful bedrooms and four distinctive bath/shower rooms.

Set in around 2 acres of landscaped gardens offering privacy, this exceptional property has the attraction of an ancillary two-bedroom luxury detached cottage (with an established holiday letting history), a detached barn/workshop, plus a detached garage/boat store with an open plan studio over. Set within walking distance of shops, restaurants, pubs, beaches and sailing facilities, a wonderful choice of beautiful coastal, countryside and river walks are on the doorstep.

## St Mawes

The exclusive Cornish coastal village of St Mawes was voted in 2020 by a Which? Customer Survey as the "Top Seaside Town in the UK". This enchanting south facing harbour village, named "Britain's St Tropez" by the Daily Mail, is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty. Much of its surroundings are owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. It has a good wide range of amenities, which are open all year, including butchers, bakers, convenience store, post office/newsagent, doctors, hairdressers, dentist, pharmacy, village hall, church, delicatessen and clothing shops. The village also has two



public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops.

St Mawes has long been one of the West Country's more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both luring the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme of village regattas, club races and various national championships to cater for all ages. There is an all-year-round pedestrian ferry service to and from Falmouth and a seasonal ferry runs to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland.

## Cornwall

Cornwall has been enjoying a renaissance, especially post COVID-19 lockdown. The county recently leapfrogged London

to be recently crowned by rightmove as the top area in the UK for the most online property searches over the last year. The Duchy offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery.

The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of stores, private schools, college and the main hospital in the county (RCH Treliske). Both Falmouth University and Cornwall Airport at Newquay are rapidly expanding. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Olly Pierpont at the Driftwood, Rosevine and Dorian Janmaat at the Idle Rocks, St Mawes.



## Voskelly Barn

### Initial Impressions

A formal **Reception Hall** is accessed from the main block paved Courtyard. Character features include a flagstone slate floor, exposed stone wall, cast iron radiator, and beautiful coloured and floral old leaded glazed internal windows. An informal entrance exists through the bespoke French doors to the double glazed and slate paved **Link Hallway**, which allows access to the Dining/Family Room or the Media Room/Snug. A large **Boot Room**, has an array

of storage cupboards, slate floor and French doors leading from the main courtyard, ideal after returning from a walk, the beach or sailing.

### Living Areas

The impressive first floor **Living Room** is accessed via its own independent stairs from the Dining/Family Room. Comprising original style wood floor, vaulted ceiling, exposed wooden beams and white-washed walls, the room has

dual aspect windows with brick quoins and an access door with granite steps leading down to the central courtyard. In addition, the **Media Room/Snug** comprises wood burner on a slate hearth in one corner, dual aspect windows, and a stylish parquet floor. An **Office/Study** adjoins the Boot Room and acts as a further reception room as well as a perfectly quiet destination away from the hub of the property to work from home.





### **Bespoke Kitchen and Dining**

The splendid Kitchen and Dining/Family room is open plan, allowing this vast space to be the hub of the property. The **Kitchen**, with glass ceiling, exposed brick archways and French Grey cabinets is incredibly striking. An access door leads to a private sun terrace. The room is equipped with dishwasher, integrated fridge and a focal point of a large Aga, plus breakfast island, double larder cabinet and a ceramic double butler style sink. The resplendent **Dining/Family Room** has exposed brick and half wood panelled walls, beamed ceiling, cast iron radiators and wooden floor. Original style doors lead to an Inner Hall and a **Utility Room** with ample room for a washing machine, tumble dryer, freezer and wine cooler. A rear access door leads to the Gardens and Sun Terraces.

### **Bedrooms and Luxury Bathrooms:**

The **Principal Bedroom** suite lies on the upper floor and is accessed via its own independent staircase to a galleried landing. It is a bright and airy room with a high vaulted ceiling, wood floor, white washed walls, and warm wooden doors, one of which allows access via granite steps to the gardens. The spacious and luxury **En-Suite Bathroom** has a separate shower, large bath, and plush vanity basin.

There are four further large bedrooms on the ground floor bedroom wings, all with different characteristics and aspects to choose from. **Bedroom Two** comprises sitting area, side access door to the gardens, and an **En-Suite Bathroom**. The **Third Bedroom** overlooks the gardens and comes with a character **En-Suite Shower Room** with leaded colour glazed windows and jack and jill doors, allowing a secondary access to/from an Inner Hall. The light and airy **Fifth Bedroom** has a wide built-in wardrobe and floor to ceiling window. **Bedroom Four** has a five-foot-wide window overlooking the gardens. A door leads to an **En-Suite Bathroom**, which also has jack and jill doors to an Inner Hall.







Orchard Barn



Orchard Barn



Orchard Barn



### Orchard Barn: Luxury Ancillary Detached Cottage

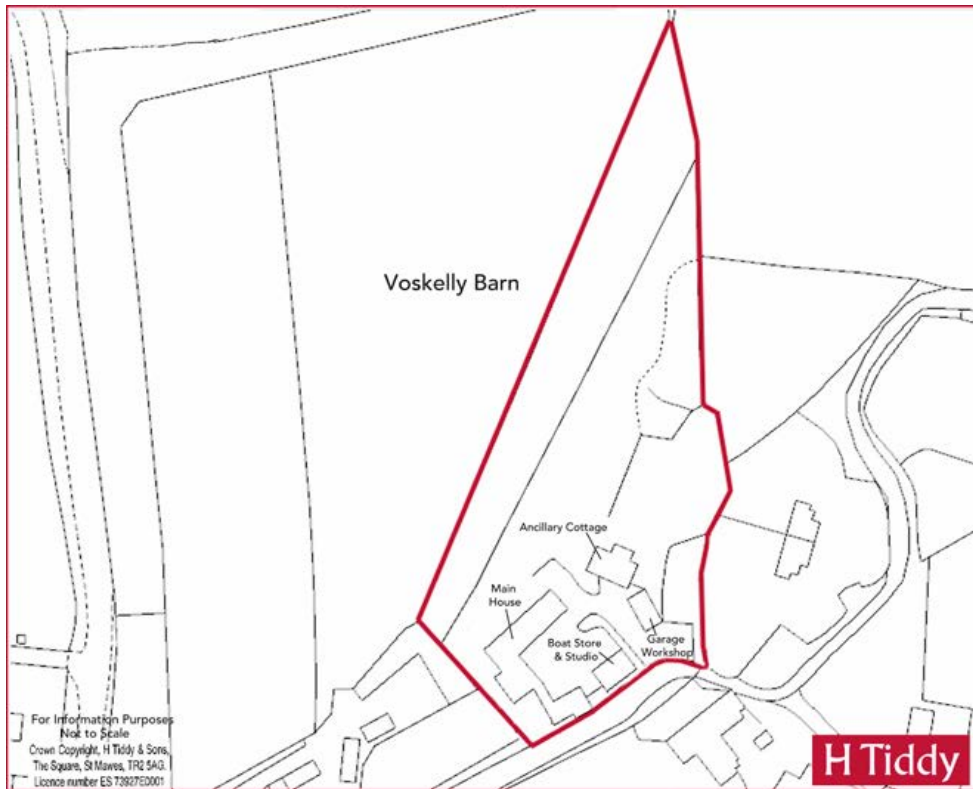
A double-glazed door with side panels leads from a cobbled style entrance terrace to an open plan Living Room and Kitchen, with a high vaulted beamed ceiling and engineered oak style flooring. The **Living Area** has exposed stone walls, French doors leading on to a decked sun terrace and, in one corner, sits a woodburning stove on a slate hearth. The modern shaker style fitted **Kitchen** comprises granite U-shaped worktop surfaces with integrated appliances including sink, oven, hob, extractor hood, fridge, and dishwasher. An **Inner Hall** has a cupboard housing plumbing for a washer/dryer. **Bedroom One** has a built-in wardrobe and dual aspect windows overlooking the pretty gardens. The well-appointed **Bathroom** comprises panelled bath with power shower and screen, wash basin and matching w/c. **Bedroom Two** has French doors to the **Outside** where there is a decked sun terrace and pretty garden.

### Two Storey Detached Garage/Boat Store and Studio

An electric double up and over door as well as a pedestrian door leads in to the large **Double Garage/Boat Store**. A further pedestrian door gives access to a **Storage Room** with **Separate W/C** and stairs leading to the first floor **Studio**, comprising eaves storage two french style windows and velux skylights. The list is potentially exhaustive but this area could be utilised as a hobbies room, games room, gym, or work from office, or any combination of the latter due to its overall size.

### Detached Garage/Workshop

To the rear are double access doors and there are triple access folding doors to the front. To one wall are storage cupboards and an oil-fired boiler sits in one corner. Light and power are connected. Subject to all the necessary planning consents, this building has potential to convert to ancillary residential accommodation.



## The Gardens and Grounds

Double gates, located between the main property and the detached garage/boat store, enter in to main block paved courtyard providing parking facilities for a number of vehicles. A further drive leads to a secondary courtyard area where the detached cottage and garage/workshop exist. The gardens are beautiful. To the rear of the main residence is a tranquil area with a hot tub, an ornamental pond and two decked terraces, one with a barbeque area and chiminea, perfect for meals alfresco. The gardens are approximately 2 acres and have been landscaped for ease of maintenance as well providing enjoyment and colour all year round. To one boundary is a woodland area bordered by stream.

## General Information

**Services:** Mains water, electricity and private drainage.

Telephone (superfast Broadband enabled).

Television points.

Oil fired heating system to the detached cottage.

Biomass Wood Pellet heating system to the main house.

NB: the electrical circuit, appliances and heating system have not been tested by the agents.

**Energy Performance Certificate Rating:** G

**Main House Council Tax Band:** G.

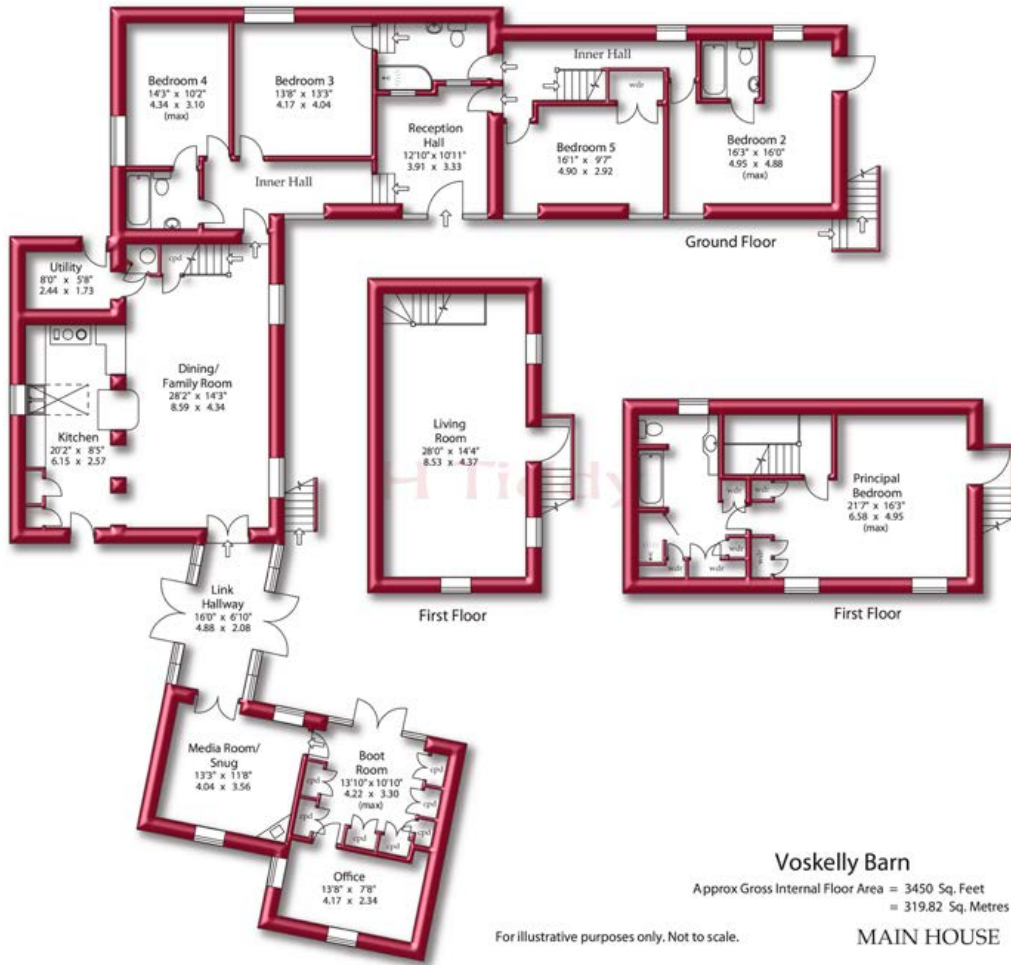
**Orchard Barn Holiday Cottage:** Currently Business Rated.

**Viewing:** Strictly by appointment. Changeover days are Fridays during the weeks that the properties are holiday let.

**Tenure:** Freehold.

**Holiday Letting:** Voskelly Barn is let through 'Boutique Retreats' and Orchard Barn is let through 'Unique Homestays', which is named 'Spinnakers' on their website.

**Fixtures, fittings, contents and furniture:** With the exception of items that are personal to the owners, contents and furniture are available by separate negotiation.



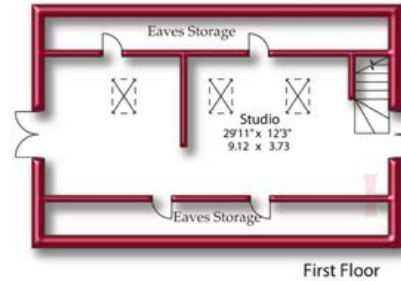
**Voskelly Barn**  
 (Detached Buildings)

Approx Gross Internal Floor Area = 406 Sq. Feet  
 = 37.64 Sq. Metres

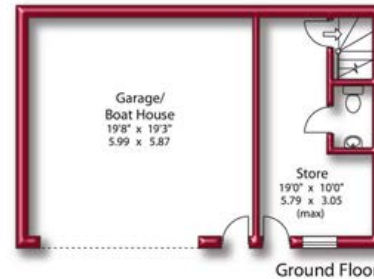


DETACHED GARAGE / WORKSHOP

Approx Gross Internal Floor Area = 953 Sq. Feet  
 = 88.34 Sq. Metres



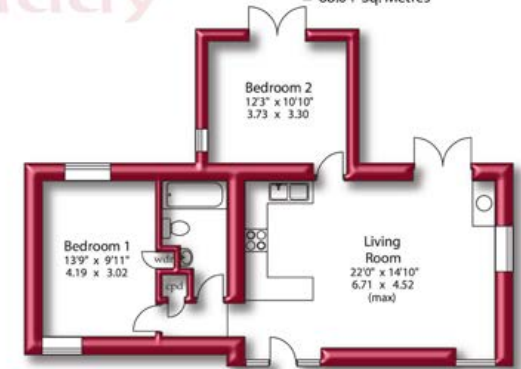
First Floor



Ground Floor

DETACHED GARAGE + STUDIO

Approx Gross Internal Floor Area = 734 Sq. Feet  
 = 68.04 Sq. Metres



DETACHED HOLIDAY COTTAGE

For illustrative purposes only. Not to scale.

**Important Notice**

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.



H Tiddy