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Changing Lifestyles

The Oaks Barn

St Tudy

PL30 3PU



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £925,000



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01208 814055

The Oaks Barn, St Tudy, PL30 3PU



A rare and secluded Cornish barn conversion set within 0.64 acres of private countryside oasis, recently extended and enhanced, new triple garage and also has a detached bespoke annex

- Stunning open-plan dining space with slate flooring and exposed painted beams
- Stylish bespoke kitchen with oak cabinetry, solid granite worktops, and Rangemaster cooker
- Ground floor bedroom with floor-to-ceiling windows
- Extended living room with oak French doors to garden, feature wall, and calor gas fire
- Spacious principal bedroom with enlarged en-suite/dressing room extension
- Private gated and winding driveway with extensive parking
- Detached triple garage with roller doors & power connection
- Beautifully landscaped 0.64-acre plot
- Bespoke, architecturally designed one bedroom annexe
- Peaceful, tucked-away rural setting with complete privacy
- Council Banding - D
- EPC - F



The Main Residence:

Tucked away in complete seclusion on the fringes of St Tudy, The Oaks Barn is a truly distinctive three double bedroom detached barn conversion that offers a rare blend of character, privacy, and lifestyle.

Set within its own peaceful 0.64-acre oasis, this enchanting home is approached via a winding private gated driveway, immediately setting the tone for what is a highly individual and atmospheric rural retreat. Surrounded by mature trees, natural water features and open countryside, it is the kind of property that feels both hidden and deeply connected to its Cornish setting, while still being just a short drive from Wadebridge and the popular coastal villages of Port Isaac, Rock and Polzeath.

Internally, the main residence is full of warmth and character. The heart of the home is the striking open-plan dining space, where slate flooring underfoot and exposed painted beams overhead create an immediate sense of charm. Multi-aspect windows with oak lintels allow light to pour through, while a wood-burning stove sits proudly within the space, adding a cosy focal point. A bespoke oak staircase rises as a feature, reinforcing the craftsmanship throughout.

To one side, the bespoke kitchen continues the barn's rustic elegance, fitted with a range of oak cabinetry, solid granite worktops, integrated appliances and a Rangemaster cooker. Multiple windows ensure the space remains bright and welcoming throughout the day. The ground floor also includes a well-proportioned bedroom with floor-to-ceiling windows, a convenient W.C., and a beautifully considered extended living room. This recent addition transforms the ground floor, offering a generous second reception space with oak French doors opening directly onto the garden, a further gas fire and an exposed feature wall, perfect for relaxed evenings or entertaining.

Upstairs, the sense of space continues with a light-filled landing area framed by large windows. An original oak door opens onto a raised external decking area, creating a quiet spot to enjoy the surroundings. The first floor comprises two further bedrooms, both well-proportioned, with the smaller benefiting from built-in storage and its own en-suite bathroom. The principal bedroom is particularly impressive, enhanced by vaulted ceilings, a larger en-suite/dressing room extension, offering both comfort and a sense of indulgence.

Externally, The Oaks Barn truly comes into its own. The grounds extend to a beautifully mature 0.64-acre plot, enclosed by established planting that ensures privacy throughout. A winding driveway leads to extensive parking, and a substantial detached triple garage, complete with roller doors, power supply and a car ramp, offering exceptional versatility.

The gardens unfold into a series of thoughtfully designed spaces, from productive areas including a vegetable patch, greenhouse and storage sheds, to more natural and tranquil zones. A gently flowing stream runs through the grounds, crossed by a charming granite bridge, adding a magical quality to the setting. At the heart of the outdoor space lies a wild pond with a terraced seating area, creating a serene focal point and a perfect setting for alfresco dining or quiet reflection. Winding paths lead through the gardens, wrapping around the home and rising to further seating areas, all immersed in nature.

This is a home that delivers space, character and seclusion in equal measure, set within one of North Cornwall's most desirable rural locations.

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The Annexe:



A striking architectural detached annexe, beautifully crafted with dramatic vaulted ceilings, extensive floor-to-ceiling glazing and quality oak detailing throughout, perfectly in keeping with the character and craftsmanship of the main residence. Overlooking the pond and surrounding gardens, this remarkable space enjoys a tranquil setting and has been thoughtfully designed to offer both architectural impact and exceptional versatility. Ideal for multi-generational living, guest accommodation or income potential, it could equally be adapted to suit a range of lifestyle needs, from a home office or studio to a wellness retreat.

The annexe is arranged as a superb open-plan living space where contemporary design meets warmth and rustic character. Rich oak finishes run throughout, complementing the vaulted ceilings and reinforcing its connection to the barn's aesthetic. A well-appointed kitchen with integrated dishwasher and washing machine sits within the main living area, while an open fire with guard provides a cosy focal point and enhances the inviting atmosphere. Expansive floor-to-ceiling windows flood the space with natural light and create a seamless relationship with the beautiful natural surroundings beyond.

From the principal living space, the bedroom is accessed via a shower room, creating a practical and private layout. Beautifully individual and highly adaptable, this is far more than a secondary building, it is a substantial and thoughtfully designed addition that significantly enhances the appeal, flexibility and lifestyle offering of this exceptional property.



The Location:



St Tudy is a picturesque and relatively tranquil village tucked into the North Cornwall countryside, offering a more relaxed and authentic slice of Cornish life away from the busier coastal towns. It has a strong traditional character, with its historic parish church forming a focal point of the village, alongside a local pub, a thriving award-winning village shop and Post Office, and a scattering of cottages and farms that reflect its rural roots. The shop and Post Office are very much at the heart of village life, well regarded locally and adding to the strong sense of community that makes St Tudy so appealing. The atmosphere is quiet and community-driven, making it particularly attractive to those looking for a slower pace while still being within easy reach of Cornwall's most popular destinations.

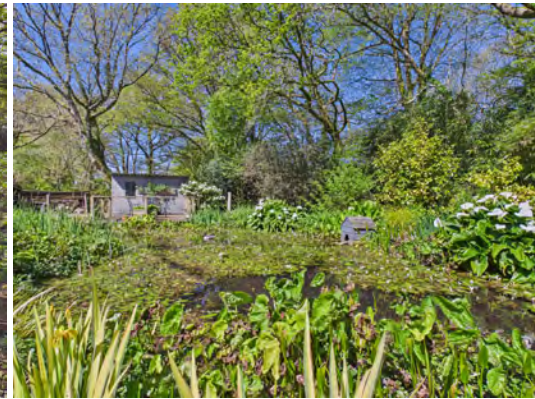
One of St Tudy's biggest advantages is its location. It sits just a short drive from Wadebridge, the nearest larger town, which provides supermarkets, independent shops, cafés, and access to the Camel Trail, a well-known walking and cycling route following the River Camel towards the coast. From Wadebridge, it's only a few miles further to the iconic coastal villages of Rock and Polzeath, both of which are among the most sought-after spots in North Cornwall.

Rock is especially popular for its upscale yet relaxed waterfront feel, sailing culture, and views across the Camel Estuary towards Padstow. Polzeath, on the other hand, is a well-known surfing beach with a lively seasonal atmosphere, attracting families, surfers, and holidaymakers throughout the year. Despite this popularity, St Tudy remains far quieter, offering a retreat-like base where visitors can enjoy countryside peace without feeling isolated from the action. Overall, St Tudy is often appreciated for its balance: a calm village setting surrounded by rolling Cornish countryside, yet just 15-25 minutes from some of the region's most famous beaches, estuary views, and coastal lifestyle destinations.



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