



# Talskiddy Farmhouse





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Talskiddy, St. Columb, Cornwall, TR9 6EB

Mawgan Porth 5.8 miles - Wadebridge 8 miles - Padstow 8.8 miles

A unique opportunity to acquire a collection of four properties set within approximately 0.9 acres. Located in a popular rural position with fantastic income potential.

- Collection of Four Individual Properties
- Farmhouse - Four Bedrooms
- Lambs Barn - Two Bedrooms
- Goose Cottage - Two Bedrooms
- Council Tax Band: B&D
- Income Potential
- Countryside Views
- Well Maintained Mature Gardens
- The Chalet - Two Bedrooms
- Freehold

## Guide Price £900,000

### DESCRIPTION

A unique opportunity to acquire a substantial traditional farmhouse & three additional individual properties set within approximately 0.9 acres of grounds, tucked away in the rural hamlet of Talskiddy with breath-taking countryside views.

### SITUATION

Talskiddy is a small rural hamlet around 5 miles from the sandy beaches at Mawgan Porth and Watergate Bay. The picturesque and bustling fishing harbour of Padstow is approximately 8 miles away where there are a number of fine restaurants including Rick Stein, together with regular pedestrian ferry services giving access to the beautiful beaches of Daymer Bay, Polzeath and Rock.

The nearest town is St Columb Major with a range of local facilities and primary school. The estuary town of Wadebridge is 8 miles away with a wider range of shops together with primary and secondary education, cinema, numerous sports and social clubs and access to the ever-popular Camel Trail. To the east is the splendour of Bodmin Moor, designated an Area of Outstanding Natural Beauty and a haven for walkers and nature lovers alike. There are mainline rail services at Bodmin Parkway and access to the A30 trunk road can be gained at Victoria, linking the cathedral cities of Truro and Exeter.





## TALSKIDDY FARMHOUSE

Talskiddy Farmhouse is a traditional characterful property with a homely feel. As you enter the property you are greeted with a spacious dual aspect living room with feature fireplace and woodburning stove with stairs rising to the first floor. There is access to a cosy snug with views of the garden, kitchen/dining room with a range of wall and base units, sink with mixer tap and exposed beams. There is another hallway with access to the utility room and downstairs bathroom with low level WC, wash hand basin, tiled bath and separate shower cubicle.

The first floor has a galley style landing giving access to four bedrooms and a separate WC. Bedroom one is a generous double bedroom with a dual aspect and features an inbuilt walk in wardrobe and wash hand basin. Bedrooms two, three and four are all good sized double bedrooms with inbuilt wardrobe's and vanity wash hand basins.

## LAMBS BARN

Lambs Barn offers reverse accommodation with two bedrooms, family bathroom, spacious living room, galley style kitchen with access to the gardens. The property has new upvc windows, doors and its own designated parking.

## GOOSE COTTAGE

Goose Cottage also offers reverse accommodation comprising of a newly fitted kitchen, utility room, family bathroom, two bedrooms and living space with views over the gardens. The property benefits from new upvc doors, windows, gas central heating and has its own designated parking.

## THE CHALET

The Chalet has steps up into an open plan living/dining room giving access to two double ensuite bedrooms, kitchen, utility room and WC.

## OUTSIDE

The mature gardens wrap around the farmhouse with each property benefitting from their own private individual space. There is a summer house and pond and a multitude of walkways taking advantage of the stunning grounds. There is an additional paddock to the rear of The Chalet with an outbuilding that has power and plumbing.

## SERVICES

Mains electricity and water. Private drainage, oil and gas. Please note, the agents have not inspected or tested these services.

## VIEWINGS

Strictly by prior appointment with the vendor's sole appointed agents, Stags. 01208 222333

## DIRECTIONS

Travelling from Wadebridge on the A39 St Columb Major by-pass, turn right where sign posted towards Talskiddy. After about half a mile turn right towards Talskiddy and drive down to the hamlet. Drive into the village and veer left. Talskiddy farmhouse is on your right hand side.

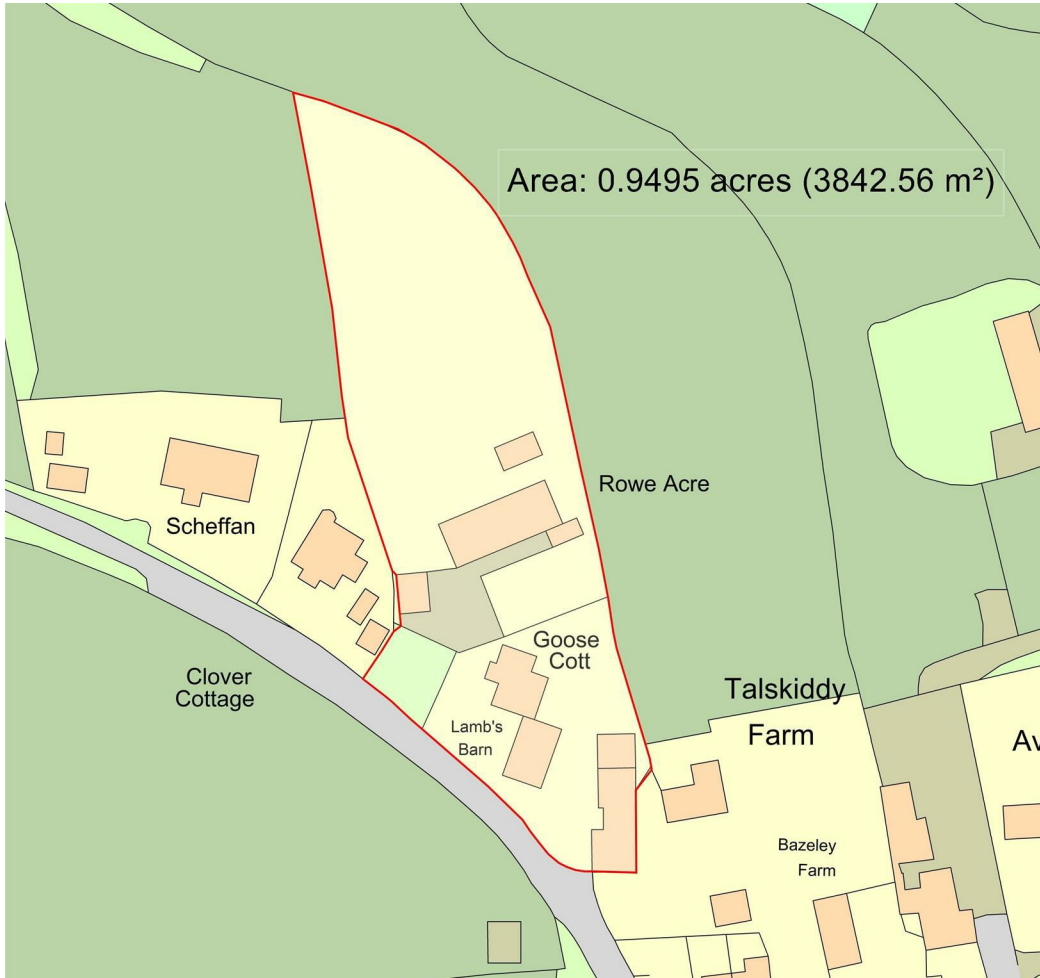
## WHAT3WORDS

///boil.marzipan.spades





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	21	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1973 sq ft / 183.2 sq m  
 Annexe = 1769 sq ft / 164.3 sq m  
 Outbuildings = 1613 sq ft / 149.8 sq m  
 Total = 5355 sq ft / 497.3 sq m  
 For identification only - Not to scale

**The Chalet**  
 Bedroom 2: 6'5" x 9'30" (19' x 27'  
 Bedroom 1: 6'6" x 3'36" (19' x 10'  
 Kitchen: 4'12" x 2'30" (12' x 7'  
 Living Room: 6'02" x 9'8" (18' x 29')

**Lambs Barn First Floor**  
 Kitchen: 6'00" x 2'18" (18' x 7'  
 Living / Dining Room: 6'40" x 9'20" (21' x 28')

**Lambs Barn Ground Floor**  
 Bedroom 2: 7'7" x 2'30" (22' x 7'  
 Bedroom 1: 3'7" x 2'30" (11' x 7')

**Farmhouse First Floor**  
 Bedroom 1: 6'06" x 4'02" (18' x 12'  
 Bedroom 4: 3'10" x 2'06" (9' x 6'  
 Bedroom 2: 6'22" x 2'06" (19' x 6'  
 Bedroom 3: 2'6" x 2'06" (7' x 6'  
 Dressing Room

**Farmhouse Ground Floor**  
 Kitchen / Dining: 5'4" x 5'05" (16' x 15'  
 Potting Shed: 5'6" x 2'30" (16' x 7'  
 Living Room: 6'02" x 5'10" (18' x 15')

**Goose Cottage First Floor**  
 Bedroom 1: 3'6" x 2'74" (10' x 8'  
 Bedroom 2: 3'6" x 1'30" (10' x 4')

**Goose Cottage Ground Floor**  
 Kitchen: 4'2" x 2'36" (12' x 8')

**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 967949