



Trethevey



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St Mabyn, Bodmin, Cornwall, PL30 3BW

St Mabyn 0.4 miles - Bodmin 6.9 miles - North Cornish Coast
9.1 miles

**18th Century four bedroom farmhouse
with stunning views over the countryside.**

- No Onward Chain
- Three Bedroom Annexe
- Ample Parking
- 18th Century Farmhouse
- Freehold
- Four Bedrooms
- Countryside Views
- Grade II Listed
- Oil Fired Central Heating
- Council Tax Band - D / Annexe - A

Guide Price £1,350,000

SITUATION

The property is located on the outskirts of the popular village of St Mabyn. St Mabyn has an excellent primary school, community post office/general store, historic Church and popular public house. The village lies to the north east of the former market town of Wadebridge which sits astride the River Camel and offers a wide range of shops, primary and secondary educational facilities, cinema, restaurants and access to the popular Camel Cycle Trail.

The property is perfectly located to explore the magnificent North Cornish coast, including the sandy beaches of Rock, Daymer and Polzeath and numerous first class restaurants in Padstow and Port Isaac. To the east is the splendour of Bodmin Moor, an Area of Outstanding Natural Beauty, a haven for walkers and nature lovers alike. There is access to mainline railway services at Bodmin Parkway connecting to London Paddington via Plymouth whilst Newquay airport has flights to both domestic and international destinations.

DESCRIPTION

This charming Grade II listed farmhouse boasts four bedrooms and retains many delightful original features, presenting a well-maintained interior throughout. Additionally, it features a three-bedroom annex attached to the main property, complemented by two barns with planning permission granted for conversion into two holiday lets (Planning application numbers: E1/2003/02273 & 02274). Furthermore, there's a versatile laundry room with amenities that could be used as further accommodation with the relevant change of use planning permissions.



ACCOMODATION

Through the green door into the entrance area which gives access to the utility room and kitchen/diner. A step down into the farmhouse style kitchen with exposed beams and attractive slate flooring. The kitchen area offers a range of storage cupboards including an island, Belfast sink and Aga nestled in an alcove. Space for a dining table with views out over the garden. A door from the kitchen leads to the hallway giving access to the sitting room, walk in pantry and shower room. The sitting room is light and airy with wooden flooring and feature fireplace.

The first floor has three double bedrooms and a generous single, three of the bedrooms at the front of the property enjoy countryside views. Completing the first floor is a spacious shower room with storage space.

Connected to the main property is the annexe which offers an open plan kitchen/diner, living room, three bedrooms and a shower room. with exposed beams and slate flooring all in keeping with the charm and character of the main house. There is an option to allow for the annexe to have it's own private garden if required.

OUTSIDE

The property is approached via a private lane which leads to a large parking area. Two summer houses are well positioned to enjoy the countryside views along with the mature and well maintained gardens. On approach to the property, there is a large agricultural barn/workshop currently used for storage but could be open to a variety of uses as well as a laundry room with amenities.

There are two additional barns with planning permission to be converted into two holiday lets. Planning application number - E1/2003/02273 & 02274

SERVICES

Mains water, septic tank drainage, electricity and oil fired central heating. Broadband availability: Ultrafast. Mobile Phone Coverage: Voice and Data. (Broadband and mobile information via Ofcom). Please note that the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendors appointed agents, Stags 01208 222333

DIRECTIONS

From the centre of Wadebridge take the A39 towards Camelford, before St Kew Highway take the junction on the right signposted St Mabyn. Continue along Station Road as it begins to rise towards the village of St Mabyn there is a private road on the right hand side leading to the property.



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.



Approximate Area = 1708 sq ft / 158.6 sq m
 Limited Use Area(s) = 64 sq ft / 5.9 sq m
 Cottage = 1123 sq ft / 104.3 sq m
 Laundry Room = 365 sq ft / 33.9 sq m
 Outbuildings = 3510 sq ft / 326 sq m
 Total = 6770 sq ft / 628.9 sq m
 For identification only - Not to scale

Denotes restricted head height

Cottage Ground Floor
 Kitchen / Dining Room 5.99 x 3.25m / 198 x 107
 Sitting Room 8.12 x 3.25m / 267 x 107
 Hall 6.96 x 3.46m / 228 x 112

Cottage First Floor
 Bedroom 1 3.51 x 2.25m / 115 x 74
 Bedroom 2 3.71 x 2.25m / 122 x 74
 Bedroom 3 1.79 x 2.25m / 58 x 74
 Bath 1.67 x 2.25m / 55 x 74

Laundry Room
 5.94 x 3.46m / 193 x 112

Outbuildings:
 Barn / Workshop 15.85 x 13.82m / 520 x 457
 Barn 13.33 x 4.45m / 437 x 147
 Summer House 6.89 x 3.29m / 226 x 109
 Summer House 3.58 x 2.25m / 118 x 74
 5.94 x 3.46m / 193 x 112

Ground Floor
 Kitchen / Breakfast Room 11.9 x 3.29m / 390 x 109
 Sitting Room 12.14 x 3.29m / 398 x 109
 Hall 10.1 x 3.29m / 333 x 109
 Bath 1.67 x 2.25m / 55 x 74

First Floor
 Bedroom 1 3.58 x 2.25m / 118 x 74
 Bedroom 2 3.74 x 2.25m / 123 x 74
 Bedroom 3 4.58 x 2.25m / 145 x 74

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rinchecom 2021. Produced for Stags. REF: 738763



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		40	81
England & Wales		EU Directive 2002/91/EC	

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