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PAWTON MILL FARMHOUSE WITH LAND ST. BREOCK, WADEBRIDGE, CORNWALL, PL27 7LH

PRICE GUIDE £625,000







An immensely pretty farmhouse with traditional features, benefitting from approximately 10.22 acres of pasture and woodland providing an excellent amenity for those with equestrian, smallholding and/or wildlife interests, quietly positioned in a sheltered rural setting close to the fabulous beaches of North Cornwall. About 903 sq ft, 21' Sitting/Dining Room, Kitchen/Breakfast Room, Laundry, 3 Double Bedrooms, 2 Bath/Shower Rooms, Traditional Outhouse with Potential, Driveway Parking, Established Gardens, About 5 Acres of Pasture and About 5 Acres of Natural Woodland.

WADEBRIDGE 2 MILES, TRURO 23 MILES, EXETER 73 MILES, POLZEATH BEACH 9 MILES, PADSTOW 7 MILES, NEWQUAY INTERNATIONAL AIRPORT 12 MILES, CAMEL TRAIL 1 MILE

#### LOCATION

Pawton Mill Farmhouse lies in a deeply rural, yet accessible location only 2 miles from the vibrant town of Wadebridge on the River Camel.

Wadebridge is a bustling town which straddles the tidal River Camel and offers a wide range of shopping, educational and recreational amenities including independent shops and boutiques. Renowned for its mild climate and famous for the Camel Trail which runs traffic free from Bodmin, past Wadebridge and onto Padstow for just over 18 miles and providing a fabulous recreational amenity for cyclists, pedestrians and nature lovers.

The beautiful harbourside town of Padstow lies just over 7 miles distant, the beaches and coastline of North Cornwall at Polzeath, Harlyn and Constantine are all also within an easy drive with opportunities for surfing, bathing in sheltered bays and walking on the South West Coast Path. In addition there many opportunities for fine dining, visiting historic country houses and places of interest including ancient monuments and rural/coastal villages all within straightforward car journeys.





## DESCRIPTION

Pawton Mill Farmhouse comprises a traditional Cornish cottage with features including exposed beams, slate flag flooring, sash windows and benefits from electric heating. The property has been well maintained having been sensitively refurbished in recent years and with modern kitchen and bathroom amenities provides a residence of charm and character which successfully blends traditional and contemporary features.

The land and woodland lies immediately adjacent to the house and gardens and presents opportunities for those with equestrian and smallholding interests with the pasture providing very useful grazing with good road access and the woodland being host to an abundance of natural flora and fauna.

The property has been successfully holiday let for 18 years and could be available fully furnished and equipped (subject to negotiation and excluding personal items).

The accommodation extends to about 903 sq ft and briefly comprises - GROUND FLOOR - Porch - 21' Sitting/Dining Room with open fireplace - 15' Kitchen/Breakfast Room - Laundry Area - Shower Room/WC - FIRST FLOOR - 3 Double Bedrooms - Bath/Shower Room.

## OUTSIDE

A private driveway provides ample parking. The gardens are enclosed and predominantly lawn with established flower, tree and shrub beds/borders providing a colourful and secluded environment with an abundance of natural flora and fauna. Small orchard with apple trees. West facing patio area. Outbuildings include a bin store, log store and a traditional outhouse of about 147 sq ft which may have potential for conversion to use as a studio, playroom or work from home space subject to any consents that may be required.

The property benefits from about 10.22 acres of land comprising a perfectly balanced mix of pasture and woodland (about 5 acres grass and about 5 acres woodland). The land is immediately accessible from the property and there are various further gates from the highway.



## NOTES

EPC RATING - G, COUNCIL TAX BAND - \* - the property is currently business rated as it has been holiday let, it was formerly Council Tax Band - D

SERVICES - Mains water and electricity. Private drainage (shared).

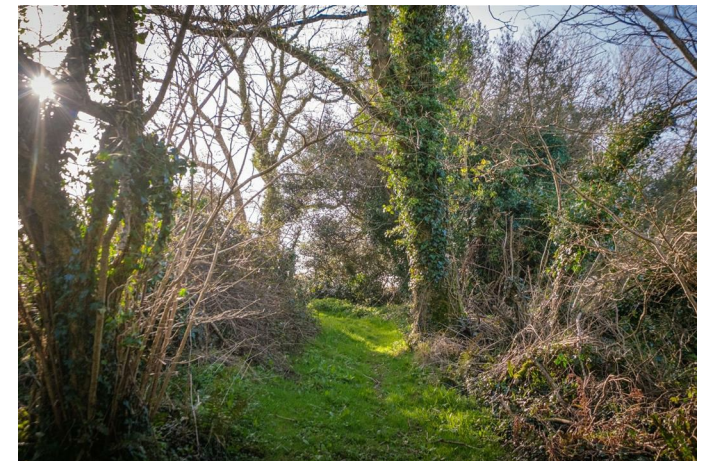
## DIRECTIONS

Using Sat Nav - Postcode PL27 7LH

VIEWING STRICTLY BY APPOINTMENT ONLY.

## RESERVATIONS AND COVENANTS

The sale of Pawton Mill Farmhouse will be subject to the following











reservations and covenants, which are provided for illustrative purposes and remain subject to legal drafting.

Reservations to the Vendor:

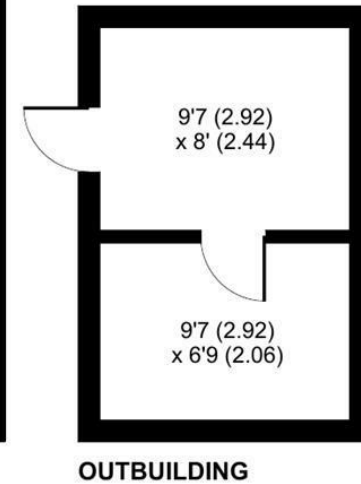
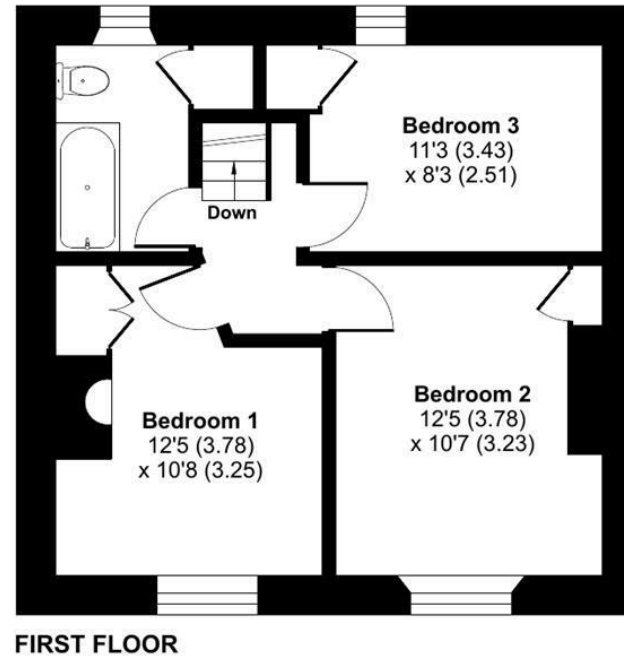
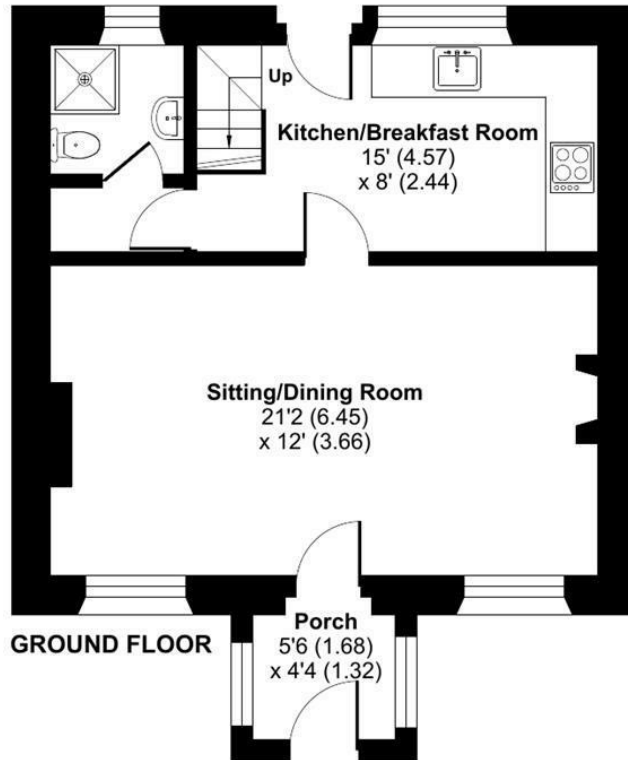
- a) Single private dwelling in the occupation of one family. No trade or business.
- b) Not to use the property for any noisy, dangerous or offensive use and not to cause a nuisance to adjoining properties.
- c) Not to use the property as a scrap yard or store scrap materials.
- d) Not to make any alterations to the external appearance or any existing or future building without the previous consent in writing of the Land Steward and the payment by the purchaser of reasonable fees and expenses in connection with consent.
- e) No additional buildings to be erected without the prior written consent of the Land Steward, however, a greenhouse and/or garden shed is permitted.
- f) Boundary maintenance responsibilities shown by T marks, the purchasers are to keep the boundaries with an inward T mark in good stockproof condition.





# St. Breock, Wadebridge, PL27

Approximate Area = 903 sq ft / 83.9 sq m  
Outbuilding = 147 sq ft / 13.6 sq m  
Total = 1050 sq ft / 97.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Scott Parry Associates. REF: 1095550

These particulars should not be relied upon.