

LOWER CADWIN



6



5



3

Lanivet, Bodmin,
PL30 5JN.
Guide Price: £950,000



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

LOWER CADWIN



6



5



3

Lanivet, Bodmin,
PL30 5JN.
Guide Price: £950,000



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

LOWER CADWIN



6



5



3

Lanivet, Bodmin,
PL30 5JN.
Guide Price: £950,000



A once in a lifetime opportunity to purchase a unique and idyllic property surrounded by approximately 25 acres of its own land in good heart. Lower Cadwin perfectly complements its scenic and tranquil surroundings. The main house is an old stone farmhouse full of character and charm, in addition to this are two further barns, one of which is currently a successful holiday let and the other an art studio with fantastic potential (subject to obtaining the relevant planning permissions). There are also a variety of further outbuildings including a large Pole Barn, former piggery currently used as a workshop, double garage and wash house.

The Main House

Full of character and original features with original slate flooring and beamed ceilings, this property has been a much-loved family home for many years. The ground floor of the main house features a large dining room with a charming log burner at the heart, living room and a spacious kitchen with former dairy that makes for a generous sized pantry. The cozy living room provides a welcoming space, with a door and some steps up leading into a delightful conservatory. From here, another door opens into the former Linhay which offers a multifunctional family room with mezzanine area. The main house boasts four bedrooms to the first floor, two of which are generous sized doubles, they all share a well-appointed family bathroom.

Directly to the rear of the property is an enclosed space boasting a beautifully maintained garden filled with vibrant greenery, trickling stream and mature shrubs. From here you can access the detached wash house and storeroom with shower, WC and sink. A path along the rear of the property leads past the former Mill pit to the detached barn (currently used as an art studio) with superb potential for conversion (subject to obtaining the relevant planning permissions). The barn currently comprises an open plan living space on the ground floor with kitchenette and bathroom. To the second floor is a fantastic space with great natural lighting, exposed beams and a large woodburner to the centre. Door to the rear and steps leading down to courtyard with large pole barn housing a generous Chicken run, log store and providing ample space for farm machinery. Gates lead into the orchard and also to the side lane providing access into the surrounding fields and back to the front of the property and the road. Off this lane is the former Piggery which offers great storage space but would also be a great home office or studio and a large double garage.



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

LOWER CADWIN



6



5



3

Lanivet, Bodmin,
PL30 5JN.
Guide Price: £950,000



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

LOWER CADWIN



6



5



3

Lanivet, Bodmin,
PL30 5JN.
Guide Price: £950,000



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

LOWER CADWIN

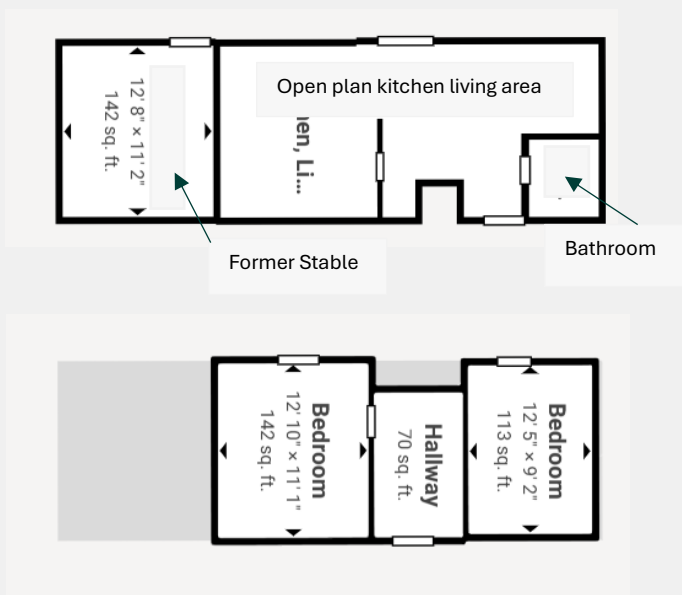


Lanivet, Bodmin,
PL30 5JN.
Guide Price: £950,000

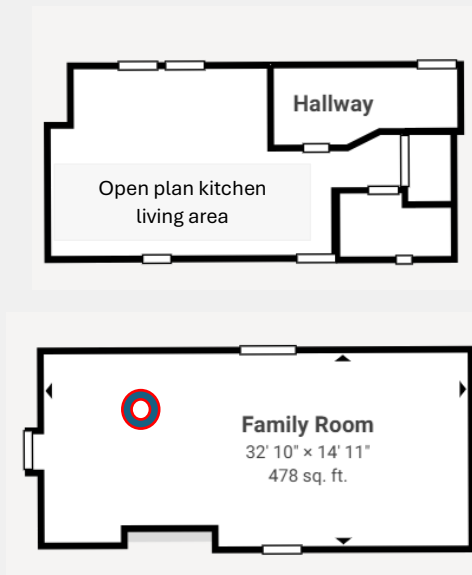


Floorplans:

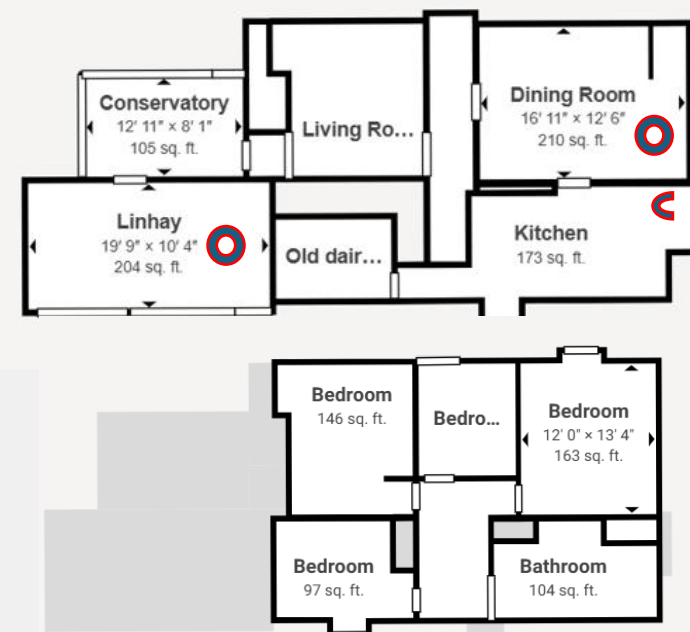
Holiday cottage



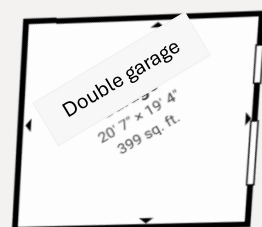
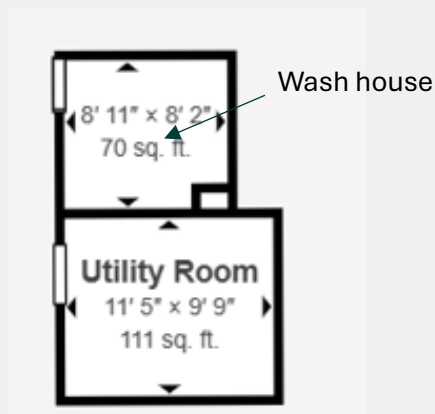
Studio



Main House



Outbuildings:



Woodburner



Clome Oven

*Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate.

5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888

THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

LOWER CADWIN



6



5



3

Lanivet, Bodmin,
PL30 5JN.
Guide Price: £950,000



SITE PLAN



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888



THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

LOWER CADWIN



6



5



3

Lanivet, Bodmin,
PL30 5JN.
Guide Price: £950,000



Lower Cadwin Cottage:

Currently operating as a successful two-bedroom holiday let, this charming cottage is beautifully maintained and presented to a high standard, making it an excellent investment or personal retreat.

The ground floor offers a spacious open plan living area, seamlessly combining a well-equipped, functional kitchen with a comfortable and inviting living room, ideal for relaxation. A modern bathroom is also conveniently located on this level.

Upstairs, you'll find the spacious and inviting bedrooms, both of which offer lovely views of the expansive countryside, creating a peaceful and serene setting.



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

LOWER CADWIN



6



5



3

Lanivet, Bodmin,
PL30 5JN.
Guide Price: £950,000



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

LOWER CADWIN



6



5



3

Lanivet, Bodmin,
PL30 5JN.
Guide Price: £950,000



Garden and Land:

The site extends over roughly 25 acres, featuring beautifully maintained gardens, open fields, and tranquil woodlands. This expansive landscape presents an excellent opportunity for those seeking to generate additional income, whether through further development (subject to planning approval) or by embracing a more self-sufficient lifestyle.

With its diverse terrain, the land offers endless possibilities, from agricultural use and equestrian activities to the creation of additional holiday accommodations. There is fantastic outriding available with quiet lanes and sheltered woodland trails.

Extending seamlessly from both the front and rear of the property, the land at Lower Cadwin offers a true sense of space, privacy, and limitless potential.



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

LOWER CADWIN



6



5



3

Lanivet, Bodmin,
PL30 5JN.
Guide Price: £950,000



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

LOWER CADWIN

KEY FEATURES:

Unique and idyllic period stone farmhouse with four bedrooms.

Flexible and spacious accommodation

Family bathroom

Conservatory

Detached two-bedroom cottage currently used as a holiday let

Detached Pottery Studio with potential for conversion

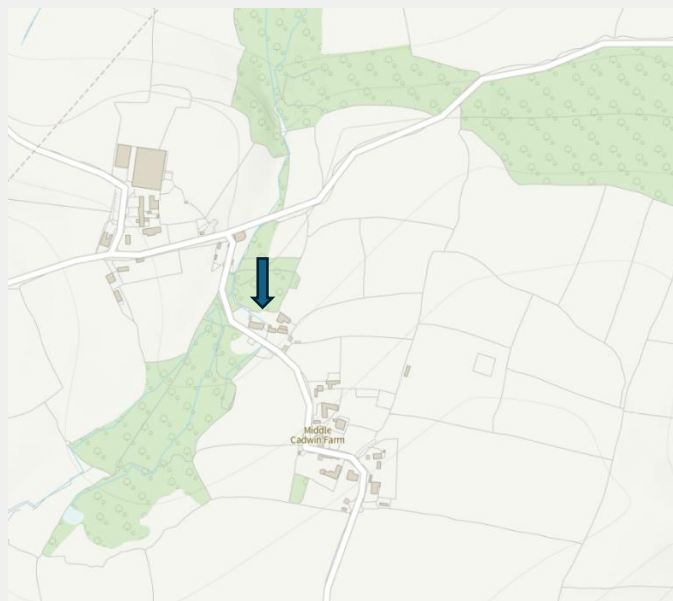
Opportunity to continue a successful holiday let if required or multi-generational living.

Driveway parking

LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: D

TENURE: Freehold



what3words: ///racetrack.gazed.hoops



SERVICES:

Heating: Solid fuel partial central heating

Electric – Mains electric to main house and private electric powered by wind turbine for holiday cottage.

Water and Sewerage –Private water supply via borehole (regularly tested) and private drainage via septic tank to the main house and Reed bed for the Cottage and Studio.

Lanivet, Bodmin,
PL30 5JN.
Guide Price: £950,000



SCHOOLS:

Nanstallon Primary School

Lanivet Community Primary School

Berrycoombe Primary School

Bodmin secondary school with sixth form

Callywith College with sixth form

TRANSPORT LINKS:

Bodmin Railway Station, approximately a 20-minute drive

Wadebridge and its extensive links to the North coast only 8 miles distance

1 mile from Lanivet village

1.5 miles to the A30.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	

5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728