



Manaton Farm







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Widemouth Bay, Bude, Cornwall, EX23 0NA

Black Rock Beach 0.8 miles - Bude 4.0 miles - Crackington Haven 7.3 miles

A superb opportunity to acquire a most impressive Victorian farmhouse in a private but popular position near the north coast.

- 5 Bedroom Farmhouse
- Range of Outbuildings
- Sea Views
- Private Gated Drive
- Freehold
- Approximately 3.37 Acres in All
- Spacious and Characterful Accommodation
- Improved by the Current Owners
- Popular Location
- Council Tax Band: E

Guide Price £1,100,000

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SITUATION

The property is located near the popular coastal village of Widemouth Bay with amenities including pubs, restaurants, busy seaside cafes and a thriving surf shop. Bude is just 3 miles away with a variety of shops and amenities including supermarkets, doctors, dentists and veterinary surgeries. There are good educational facilities and a choice of sporting and leisure activities. The A39 Atlantic Highway is within 1 mile of the property and connects Wadebridge on the Camel Estuary to the south, and Bideford and the North Devon Link Road to the north. To the east, 23 miles away, is the town of Launceston on the North Cornwall / Devon border with access to the A30 which connects Truro and Exeter.

DESCRIPTION

Occupying a private setting, this elegant 5 bedroom detached Victorian farmhouse is surrounded by its own beautiful grounds, which total over 3 acres.

This superb home of stone construction with a slate roof and uPVC sash windows, has been sympathetically refurbished by the current owners. The refurbishment has been completed in a way to ensure that the property continues to offer a contemporary feel whilst tastefully retaining the original features the property has to offer.

ACCOMMODATION

The front door leads into the impressive entrance hall with flagstone flooring which leads to the original ornate tiled entrance in the main hall with stairs rising to the first floor and doors off to the reception rooms.

The sitting room is dual aspect offering views over the properties garden and benefits from a characterful fireplace housing a wood burning stove. A further reception room is located across the hall, currently used as a snug by the current owners and again is dual aspect and benefits from an open fireplace. The kitchen/dining room comprises a range of wall mounted cupboards, base units and drawers, Oil fired Aga, oven with gas hob and an extractor hood over, sink, integrated fridge/freezer, further space for appliances and a breakfast bar with space for seating. The kitchen is finished with flagstone flooring and a door from the dining space that opens direct onto a outside patio area. Across the hall is a further reception room currently used as a home office but could be used as a separate dining room and offers a fireplace housing a wood burning stove with dual aspect windows. The downstairs is completed by a single WC and sink.

The first floor offers an impressive original window as you rise past the stairs to the generous landing with doors to the bedrooms and bathroom. In total the property has 5 bedrooms, 4 of which are double size housing the original cast iron open fireplaces. Bedrooms 1 and 4 offer the most picturesque sea views towards Widemouth Bay while Bedrooms 2 and 5 offer views of the surrounding country side.

The upstairs is completed by a family bathroom with a "his and hers" sinks, bath, WC and a shower.





OUTSIDE

The property is approached via electric gates and its own private drive which leads past the main house and onto a substantial area of hardstanding which provides parking for numerous vehicles.

A stone outbuilding with power and light offers; garage space, a wood store and workshops. Stairs from one of the stores lead up to a further store area, which provides excellent home office potential (subject to any necessary consents).

The established grounds are a true feature and boast an array of mature trees, shrubs and flowers. The gardens are primarily laid to lawn with a recently added patio that wraps around the main house and enjoys views over the gardens.

The property is completed by two gently sloping pasture paddocks with a field shelter with mains water and electricity. In the corner of one of the paddocks there is a raised decked area with views to the sea at Widemouth Bay, offering a great space for relaxing in those summer evenings and enjoying the most wonderful sunsets.

In all the property extends to approximately 3.37 acres.

SERVICES

Mains electricity, water, oil fired central heating and private drainage via septic tank.

Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From the A39 Atlantic Highway take the turning signposted "Widemouth Bay" and "Bay View Inn Hotel". After approximately 0.25 miles, you will see the gated entrance to the property on your right hand side.

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Approximate Area = 2232 sq ft / 207.3 sq m (excludes void)
Garage = 1393 sq ft / 129.4 sq m
Outbuildings = 667 sq ft / 61.9 sq m
Total = 4292 sq ft / 398.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Stags. REF: 1241368



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



