



Woodknowle







Woodknowle Sharlands Road

Marhamchurch, Bude, Cornwall, EX23 0HP

Marhamchurch 0.8 miles - Widemouth Bay 3.0 miles - Bude 2.6 miles

A most impressive country residence which has been tastefully updated by the current owners, situated at the end of a private drive and surrounded by its own land.

- Substantial Detached Farmhouse
- Approximately 11.14 Acres
- Self Contained Annexe
- Range of Outbuildings
- Council Tax Band: E
- 5 Bedrooms
- Private Position Surrounded by Own Land
- Off Road Parking
- Popular Rural Location
- Freehold

Guide Price £1,350,000

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SITUATION

The property is located just under a mile from the popular village of Marhamchurch which lies within the North Cornish coastal hinterland. This small rural village serves its community with a primary school, places of worship, a village store and local Inn.

A more comprehensive range of shopping facilities can be found at the coastal resort of Bude on the North Cornish coast which is some 2.6 miles distant or Holsworthy which offers further general stores including Waitrose. At Bude there is a choice of sandy beaches and some magnificent walks along the cliffs or historic Bude canal. There are educational facilities up to 'A' level standard and a variety of shops and supermarkets, restaurants and leisure facilities.

The former market town of Launceston, known as the 'Gateway to Cornwall' is some 16 miles to the south with access to the vital A30 trunk road which links the cathedral cities of Exeter and Truro. At Exeter there is an international airport, mainline railway station serving London Paddington and access to the M5 motorway.

DESCRIPTION

An elegant Grade II listed detached farmhouse which is believed to date back to the 17th century with the property benefitting from a sizeable Georgian extension added in the 19th century. The property is understood to be of cob and stone construction with a slate roof, wooden windows and slate flagstone floors.

In addition to the characterful and spacious accommodation throughout the farmhouse, the property also benefits from a range of outbuildings, a converted Annexe, stabling, gardens, pasture paddocks and woodland.

ACCOMMODATION

The front door leads into the impressive double height reception hall with ornate cornice and ceiling rose and an arch through to the former original hall with stairs rising to the first floor. A door off the entrance also leads to the ground floor cloakroom.

The elegant sitting room is open through to the dining room offering a superb living space benefitting from being dual aspect with sash windows overlooking the gardens and grounds and an open fireplace with a marble surround and granite hearth. The dining room also benefits from a fireplace with a wooden surround and granite hearth and a log cupboard.

The kitchen/breakfast room comprises a range of base units and drawers, double sink, granite worksurface, space and plumbing for a dishwasher, AGA with a gas hob and electric ovens below and tastefully set within the original inglenook fireplace with a former bread oven.

On from the kitchen there is a generous pantry and a useful utility / boot room providing additional cupboards and work top space, Belfast sink, space and plumbing for a washing machine, stable door to the rear, cupboard housing the gas boiler and the second staircase leading to the first floor.

The ground floor is completed by a study/snug with an aspect to the front and useful built in cupboards.

The first floor comprises a galleried landing, 5 bedrooms, family bathroom and a further family shower room. Bedroom 1 is a stunning principle bedroom and enjoys a most pleasant aspect over the gardens and countryside beyond. Bedroom 1 also benefits from an en suite shower room with a WC and walk in closet. Bedroom 5 is currently used as an upstairs snug/additional reception room and enjoys its own staircase rising from the boot room on the ground floor.

In addition to the main house there is a detached barn conversion with residential consent forming a self-contained annexe with a sitting room, kitchen, bedroom and shower room.





OUTSIDE

The property is approached by its own tree lined drive which leads down to the main farmhouse passing one of the fields belonging to the property.

There is a substantial area of hardstanding providing parking for numerous vehicles with the gardens surrounding the main farmhouse. The gardens are predominantly laid to lawn but also offer a gravel courtyard which is ideal for al fresco dining and a further vegetable garden and orchard which houses the shepherds hut, currently used as a garden room.

The drive and gravel courtyard lead down to the lower yard where you will find the recently converted 1 bedroom Annexe (partial completion of PA20/11103) which provides an excellent self-contained ancillary accommodation or home office space should one require.

There is also a range of further outbuildings, a cob outbuilding which is attached to the main house and has listed building consent for the restoration and extension of existing curtilage listed building to form agricultural storage and workshop facility (PA24/08765).

The remaining outbuildings offer stabling and a hay barn with useful storage for machinery. The stables has planning permission for conversion to a dwelling, this is linked to planning granted for the adjoining barn conversion under application number: PA20/11103 with Cornwall Council.

There are five paddocks extending to approximately 9 acres to the front and rear of the property with stock fencing and an area of mature woodland with a variety of broadleaf trees.

In all the property extends to approximately 11.14 acres.

SERVICES & ADDITIONAL INFORMATION

Mains gas, electricity and water, private drainage via a septic tank (upgraded during renovations).

Broadband availability: 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.

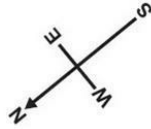
There is a public footpath running along the northern part of the drive and boundary from the main road which continues on along the neighbouring farmland.

VIEWINGS

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

DIRECTIONS

What3words.com: ///perky.grouping.durations

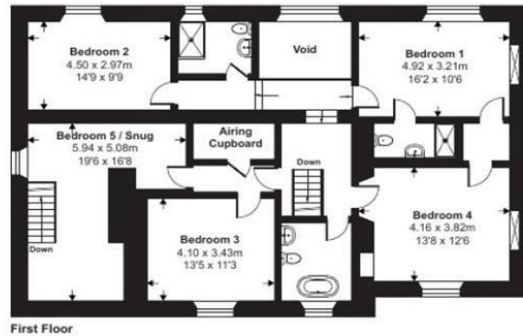


Approximate Area = 3011 sq ft / 279.7 sq m (excludes void)

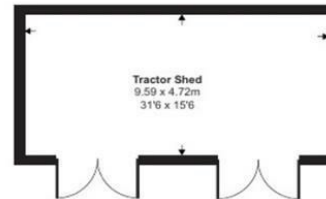
Outbuildings = 2285 sq ft / 212.2 sq m

Total = 5296 sq ft / 491.9 sq m

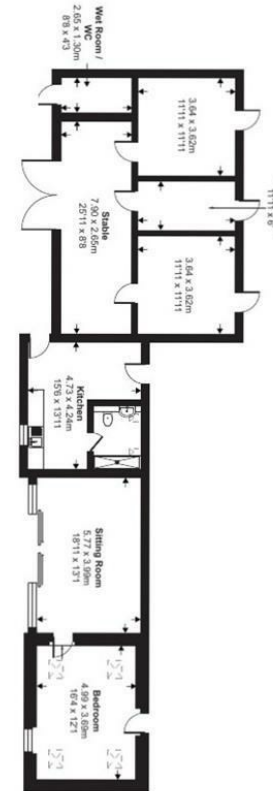
For identification only - Not to scale



First Floor



Outbuilding 2



Ground Floor

Outbuilding 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1249522



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		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



