



Building Plot at Marhayes Manor , Marhamchurch, Bude,
EX23 0HJ

An exciting chance to acquire a building plot with
conditional planning in a superb rural position

Marhamchurch 2.8 miles - Bude 6.2 miles - Launceston 14.2 miles

• Permission for single dwelling • Planning reference:
PA25/04234 • Picturesque rural setting • Countryside views • Off road
parking • Garden • Freehold • Council Tax: TBC

Guide Price £150,000

01566 774999 | launceston@stags.co.uk

SITUATION

The plot is located equidistance from the popular villages of Marhamchurch and Week St Mary, which lie within the North Cornish coastal hinterland. These small rural villages serve its community with a primary school, places of worship, a village store and local Inns. A more comprehensive range of shopping facilities can be found at the coastal resort of Bude on the North Cornish coast which is some 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 14 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 exciting opportunity to acquire a building plot with conditional planning permission in a superb position with delightful views over the adjoining countryside. The plot sits within the grounds of an early 17th-century Grade II* Listed manor house, offering an exceptional rural setting. Planning permission was granted on 8 August 2025 (Application No PA25/04234) for a single dwelling with associated private amenity space and parking.

The approved scheme proposes a two-storey dwelling with an entrance lobby with stairs to the first floor and, bathroom and door into an open plan kitchen/dining/living space with a utility room off of it and the ground floor completed by a study/bedroom 4.

The first floor would provide a further bathroom and 3 bedrooms, two of which benefitting from en suite facilities.

There is the opportunity to acquire additional land, available by separate negotiation.

SERVICES

Mains water. Broadband availability: Ultrafast and Standard, Mobile signal coverage: voice and data available (Ofcom). Please note the agents have not inspected or tested these services and purchasers must satisfy themselves as to the cost of connection and availability of any services.

VIEWINGS

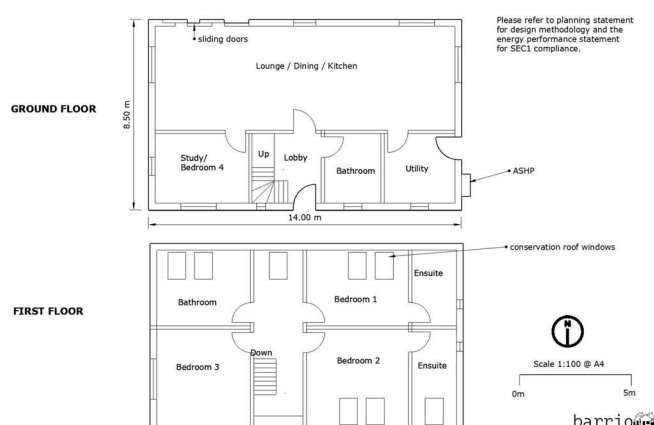
Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com - [///whistle.removers.bounty](https://www.what3words.com/whistle.removers.bounty)



ND2 - PROPOSED FLOORPLAN



@StagsProperty

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.