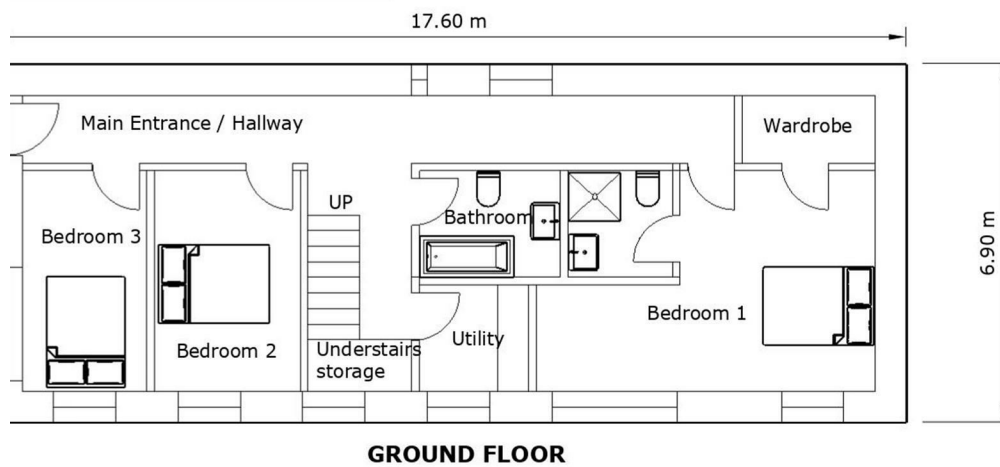




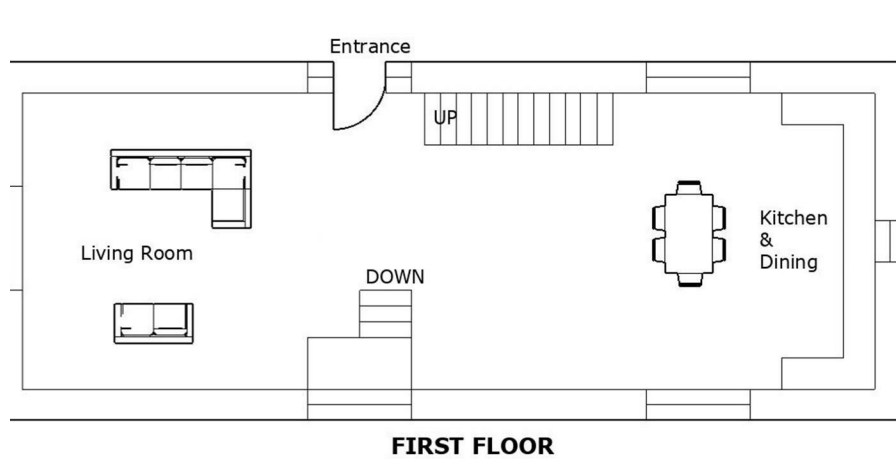
## B4 - PROPOSED FLOORPLANS



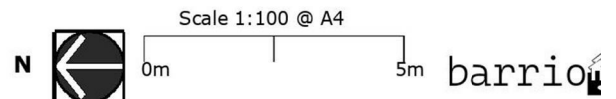
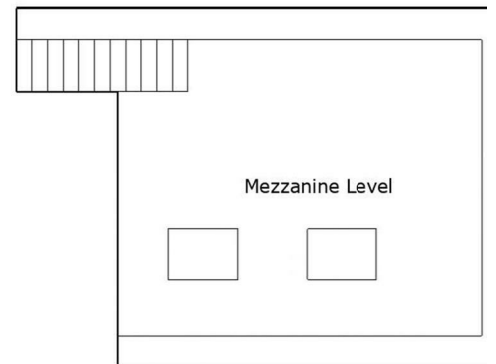
Internal approx.  
5.4m x 16.1m = 87m.2

First Floor  
5.4m x 16.1m = 87m.2

Mezzanine  
5.4m x 7m = 37.8m.2



## MEZZANINE LEVEL



# Cob & Stone Barn at Marhayes Manor



Marhamchurch 2.8 miles - Bude 6.2 miles  
- Launceston 14.2 miles

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A detached cob and stone barn  
with conditional planning  
permission to create a truly  
individual home.

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- Permission for conversion
- Planning Reference: PA24/05261
- Picturesque rural setting
- Countryside views
- Off road parking
- Garden
- Freehold
- Council Tax: TBC

Guide Price £225,000



### SITUATION

The barn is located equidistant 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

A charming detached cob and stone barn with conditional planning permission to create a truly individual home. The barn sits within the grounds of an early 17th-century Grade II\* Listed manor house, offering an exceptional rural setting.

Planning permission was granted on 17 October 2024 (Application No. PA24/05261) for the conversion of the existing barn into a single dwelling with associated private amenity space and

parking.

The approved scheme proposes an entrance at first-floor level, opening into a magnificent open-plan living and kitchen space. The design allows for the roof structure to be exposed, creating a dramatic vaulted feature, while also incorporating a generous mezzanine with roof windows. A staircase leads down to the ground floor, where three bedrooms are planned, including a principal suite with en-suite shower room, together with a family bathroom.

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.

Due to health and safety please do not enter the barn without being accompanied and prior agreement.

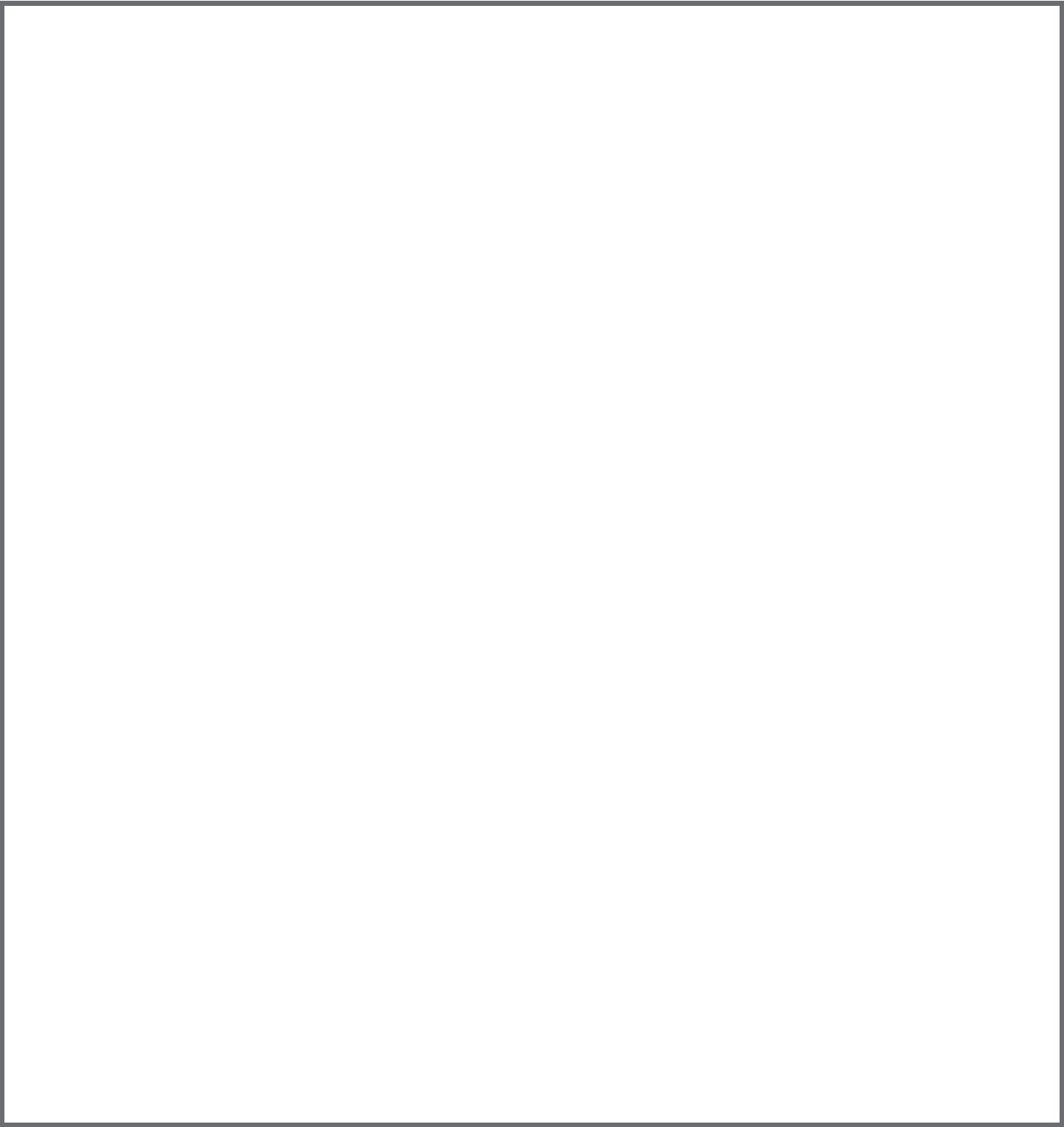
### DIRECTIONS

What3words.com -  
///developed.koala.trimmer









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			
(92-100) A			
(81-91) B			
(69-80) C			
(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	

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