



GWYNNE MOOR

WITHIEL

JB ESTATES

EST.  1971

Gwynne Moor, Withiel, PL30 5NS

Gwynne Moor is a chocolate box two-bedroom detached period cottage with far-reaching Cornish countryside views. Set in approximately 9 acres, the property includes a partially constructed barn conversion, stable block, several outbuildings, and mature gardens. Nestled in the hamlet of Withiel, just a stone's throw from Hustyns. EPC band F.

- A characterful detached 2-bedroom cottage with unspoilt countryside views.
- Detached partially constructed barn conversion with planning permission for a 3-bedroom home.
- Set in approximately 9 acres of grounds, with a pond, bordered by mature trees and hedging.
- Newly laid concrete access track to reach the property.
- Separate stable block and several outbuildings
- Cottage approximately 665 sq. ft (61.8 sq. mtrs)
- Situated just a short drive from the bustling town of Wadebridge.

Wadebridge 4.2 miles, Padstow 12.6 miles, Rock 10.4 miles,
Polzeath 11.3 miles, Bodmin Parkway Station 12.1 miles,
Newquay Airport 13.2 miles

Viewings by appointment

Guide Price £695,000

FREEHOLD



THE PROPERTY

Gwynne Moor creates a rare opportunity to acquire a detached, picture postcard 2-bedroom cottage set in 9 acres of idyllic Cornish countryside. With a partially converted barn and separate stable block, Gwynne Moor offers a peaceful haven to buyers. Set in an elevated position, the property provides picturesque and far-reaching countryside views across the gardens.

THE ACCOMMODATION

Accessed via the front entrance from the garden, the accommodation briefly comprises (see floorplan for configuration):

GROUND FLOOR:

Living room with large log burner | Dining room with far reaching views | Kitchen | Family Bathroom | Separate Utility

FIRST FLOOR:

Master bedroom with countryside views | Second Bedroom

OUTSIDE

Accessed via a private driveway, Gwynne Moor offers parking for several vehicles. The 9-acre plot includes Gwynne Moor plus the part finished barn conversion, stables, outbuildings and a large pond.

SERVICES

Private water and drainage. Mains electric. Electric heating system.

VIEWINGS

Strictly by appointment only through JB Estates.



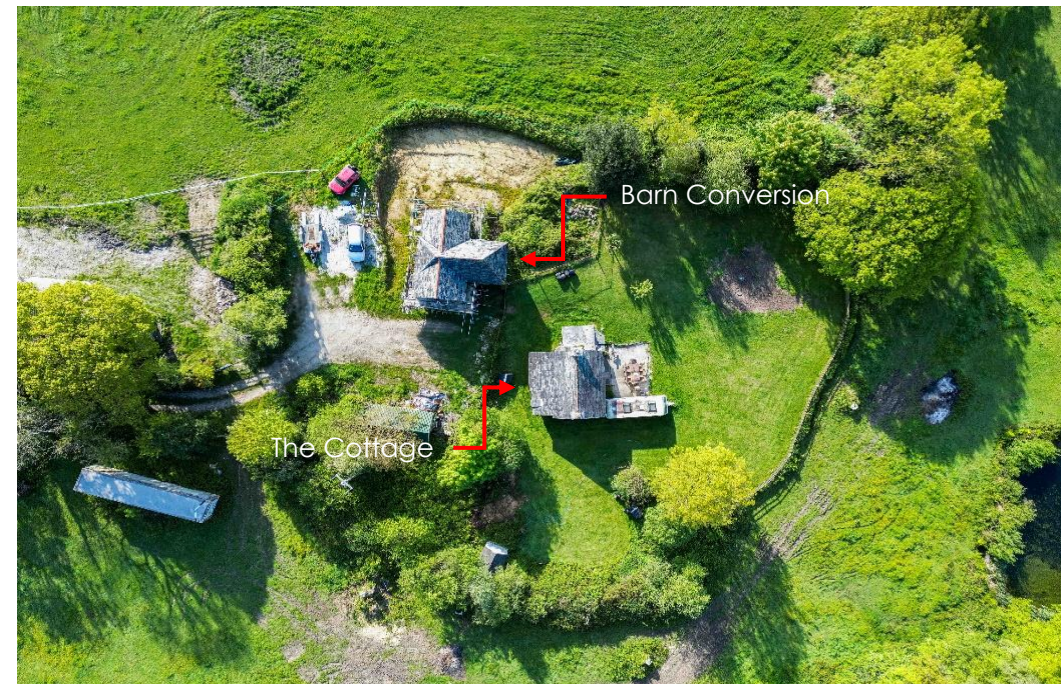
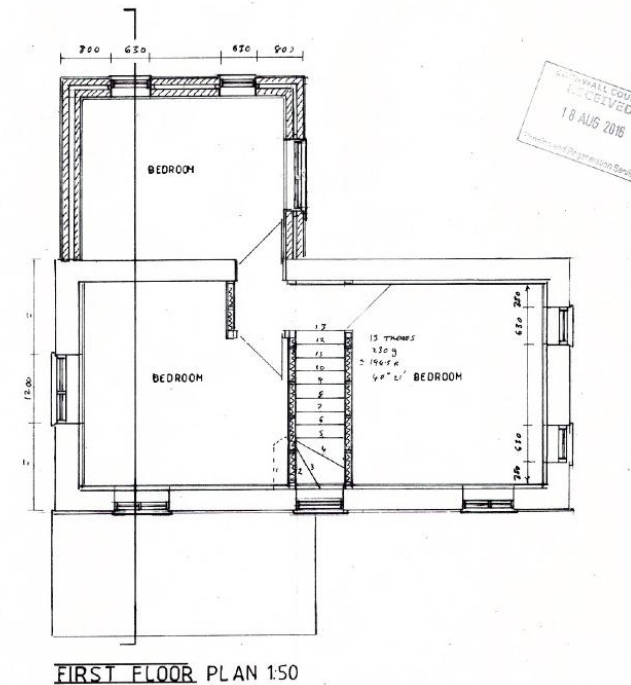
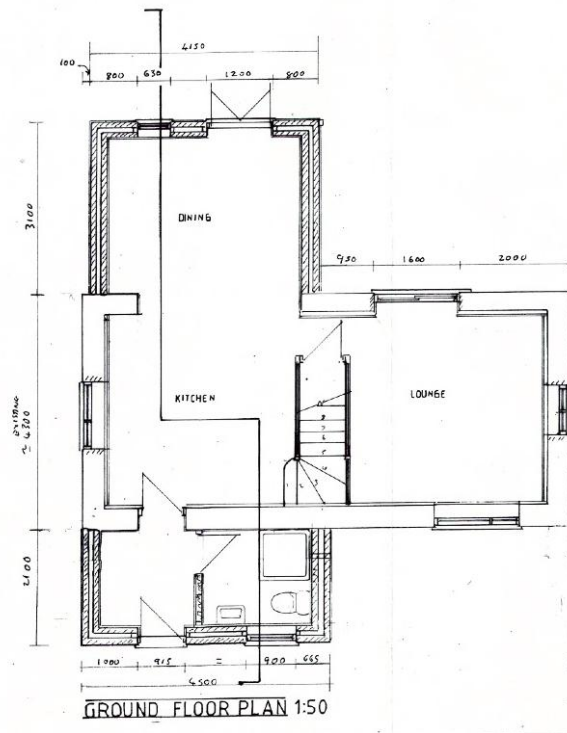
BARN CONVERSION - PA16/05119 (114.89 SQ.M)

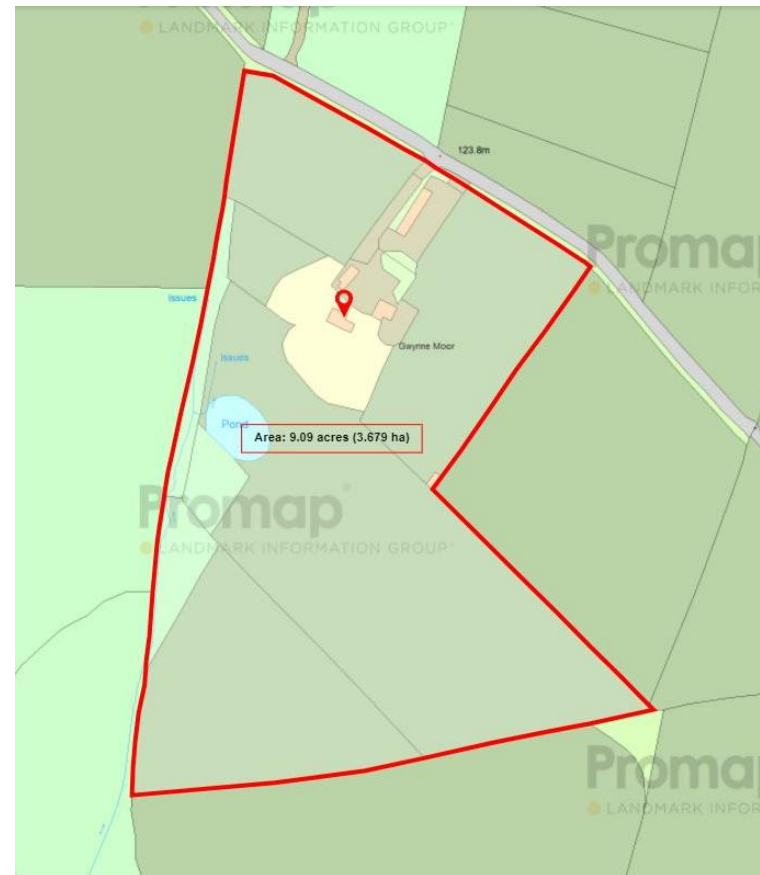
A block-built barn conversion is partially constructed at Gwynne Moor with a reclaimed Delabole slate roof. The property has planning permission for a two-storey 3-bedroom, 1-bathroom property with far-reaching countryside views. The property is approached by a shared track, but there is ample room to create privacy for each of the two dwellings.

ACCOMMODATION

GROUND FLOOR (approx. 58.77 sq. m): Entrance Hallway | Shower Room | Open plan kitchen dining room with patio doors to garden | Separate sitting room with triple aspect windows and patio doors to garden | Staircase rising to;

FIRST FLOOR (approx. 56.11 sq. m): Three large bedrooms, all with dual-aspect windows.





LOCATION

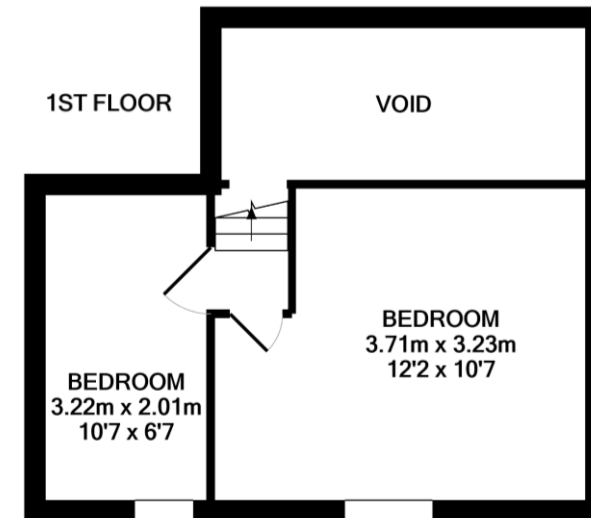
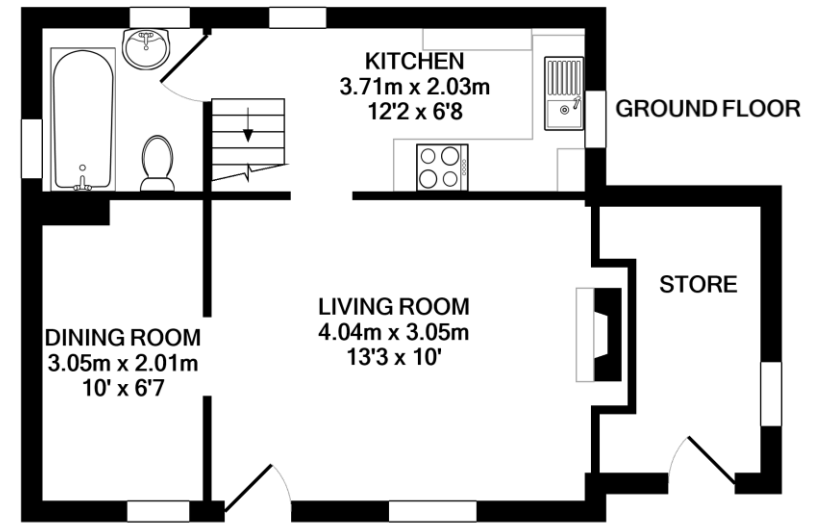
Gwynne Moor is nestled in the peaceful countryside hamlet of Withiel, just a stone's throw from Hustyns Woods, which offers beautiful walks/dog walking, horse-riding, and mountain bike trails and a short drive from the thriving market town of Wadebridge which offers an excellent combination of independent shops, amenities, schools, and sporting facilities. The Camel Trail, which is excellent for cyclists and walkers alike, is located just a short distance from the property. Within just a few miles of Gwynne Moor there is a wide selection of some of the very best sandy beaches that North Cornwall has to offer, including Polzeath, Daymer Bay, Porthilly and the water sports resort of Rock. For the golfing enthusiast, there are several very good courses within north Cornwall with the renowned courses of St. Enodoc and Trevose on either side of the Camel Estuary.



Padstow



Wadebridge



TOTAL APPROX. FLOOR AREA 61.8 SQ.M. (665 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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