



LITTLEWOOD FARM  
ST MABYN

JB ESTATES

EST.  1971

## Littlewood Farm,

Under Lane, St Mabyn, PL30 3DG

This traditional 4-bedroom stone farmhouse offers huge potential. Set in approx. 18 acres of grounds, the property enjoys a picturesque rural Cornish setting, complete with established woodland, several outbuildings, and a delightful half-mile stretch of River Allen frontage. The main farmhouse needs significant refurbishment or redevelopment, offering buyers the opportunity to create a bespoke country home. Complementing this is a sizeable, restored detached 2-bedroom barn —ideal for guest accommodation or as a potential source of letting income.

- Farmhouse: 4 bedrooms, 2 bathrooms, and three reception rooms.
- Barn: Detached, restored barn conversion with 2 bedrooms, 1 Bathroom, sitting room & open plan living.
- Unspoilt grounds totalling 18-acres including a cottage garden that surrounds the property, with grazing meadows and woodlands rolling down to the river Allen.
- No Bridleways or right of way over the land.
- Unlisted, despite the age of the property offering a great scope for further development, subject to necessary planning consents
- In all about 2,765 sq. ft (256.9 sq. m) including The Barn. Both EPC Band F.

Approximate distances: Wadebridge 4 miles, Rock 9.3 miles, Polzeath 10 miles, Port Isaac 6.4 miles, Bodmin Parkway Station 6.4 miles, Newquay International Airport 16.5 miles, Truro 28.8 miles

Viewings by appointment only

**Offers Over £975,000**

FREEHOLD





**THE PROPERTY:**

Littlewood Farm presents a rare opportunity to acquire a well-located farmstead with approx.18-acres of grazing meadows, on the edge of the popular village of St Mabyn, within walking distance of the village amenities. This pretty, stone farmhouse needs complete restoration but boasts many charming original features including wooden floors, granite fireplaces and well-proportioned rooms with high, beamed ceilings. Set in a magical and serene location, Littlewood Farm awaits the next custodian with the vision and energy to update or extend, subject to necessary planning consents. Note: No legal rights of way/bridleways exist over the property.

**ACCOMMODATION:**

**GROUND FLOOR:** Entrance hallway | Open plan kitchen/dining room with Aga | Separate sitting room with open fire and door to | Conservatory/ Sunroom with pretty views over the gardens | Boiler/Storeroom | Utility room with W.C. and shower | Stairs up to

**FIRST FLOOR:** Landing | 4 bedrooms | Family bathroom with separate W.C.

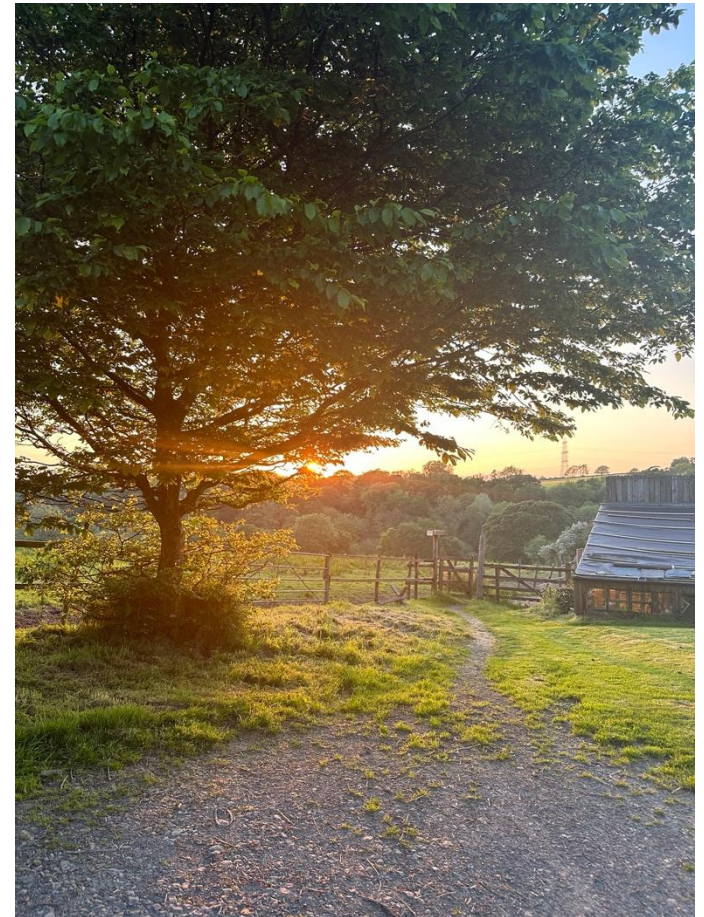
**SERVICES:**

Mains electricity, private borehole water supply, private drainage. Oil fired Aga. Oil fired radiators and electric storage heaters.

**LOCATION:**

St Mabyn is a traditional village on the north Coast of Cornwall benefitting from a village pub, shop, post office, park, village green and primary school. Most everyday shopping requirements can be met in Wadebridge, which is just over 4 miles distant offering several independent shops and supermarkets. Moments away is Rock, one of Cornwall's major sailing centres, conditions are ideal for water sports as diverse as water-skiing and windsurfing. The renowned St. Enodoc golf club offers two challenging 18-hole courses, and there are wonderful walks over coastal and inland routes. The calm waters of Daymer Bay are ideal for young families while keen surfers should head over to Polzeath. Good food surrounds you with The Mariners pub in Rock, Nathan Outlaw's restaurants in Port Isaac and the local St Mabyn pub serving an amazing range of food and drinks.





## THE BARN:

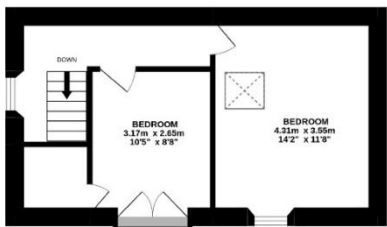
This self-contained 2-bedroom detached barn was converted in 2010. Currently used as supplementary family accommodation, it also presents an opportunity as a potential income source as a holiday or long term let. Arranged across 2 floors, this modern property comprises:

**GROUND FLOOR:** Entrance vestibule and cloakroom | Light and bright open plan kitchen/dining room with vaulted ceilings, slate floors and granite posts with patio doors to garden | Separate sitting room with wood burner | Family bathroom

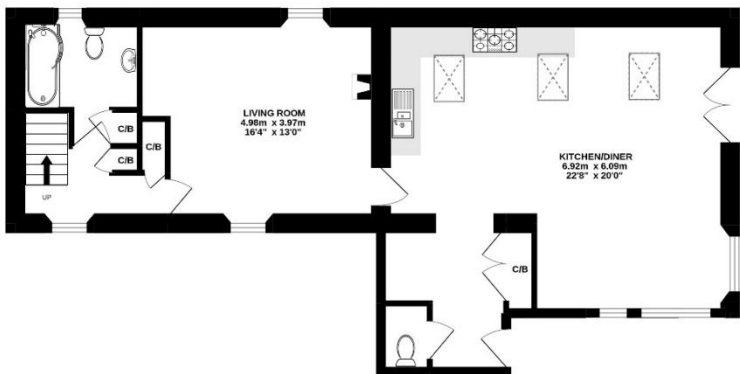
**FIRST FLOOR:** 2 bedrooms, one with a Juliet balcony

**SERVICES:** Mains electricity, private bore hole water supply, private drainage. LPG gas fired underfloor heating in the kitchen and LPG gas cooker.

**1ST FLOOR**  
33.7 sq.m. (362 sq.ft.) approx.



**GROUND FLOOR**  
75.3 sq.m. (810 sq.ft.) approx.



**TOTAL FLOOR AREA : 109.0 sq.m. (1173 sq.ft.) approx.**

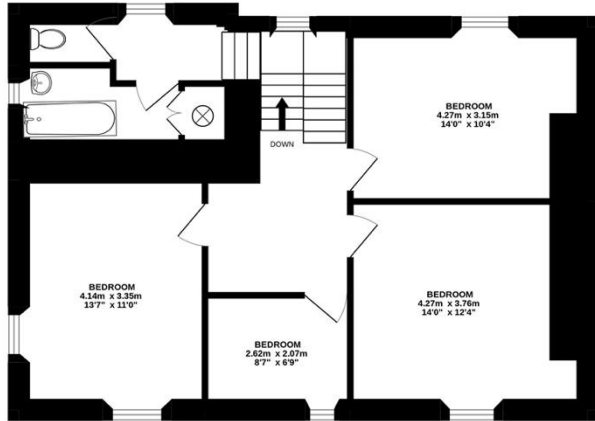
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**LAND:** Accessed via a wonderful tree lined green lane that leads to driveway parking for several cars, Littlewood Farm is positioned in unspoilt grounds extending to almost 18-acres, including the main farmhouse and a self-contained detached annexe along with several outbuildings. Delightful cottage gardens surround both properties, brimming with mature trees, climbing roses, flowering shrubs, and colourful perennials along with a productive vegetable garden, meadows, and woodland all bordered by half a mile of The River Allen. We understand from the vendor that there are fishing rights to this stretch of The River Allen.

**1ST FLOOR**  
65.5 sq.m. (705 sq.ft.) approx.



**TOTAL FLOOR AREA : 147.9 sq.m. (1592 sq.ft.) approx.**

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**GROUND FLOOR**  
82.4 sq.m. (887 sq.ft.) approx.

