



Kathellen,
St Wenn, Wadebridge

LODGE & THOMAS
ESTABLISHED 1892

Kathellen, St Wenn, Wadebridge PL30 5PL

Guide Price - £600,000 Freehold

- 4/5 bedroom, 2-bathroom bungalow
- Spacious kitchen/diner with Heritage stove
- Stunning lounge with vaulted ceiling & amazing views
- Variety of barns and outbuildings including a triple garage
- Approximately 6.3 acres of land
- Yard, gardens and paddocks
- A guaranteed income until 2041 from solar panel array
- Agricultural/forestry related occupancy restriction
- In need of some updating

A very unusual opportunity to acquire an interesting property that provides excellent business opportunity in a gorgeous rural setting.



The Property

This appealing property comprises a spacious detached bungalow that would benefit from mainly decorative improvement, the result of which would be an extremely comfortable, well appointed family home that might also be suitable for dual occupancy. It has 5 bedrooms, 2 bathrooms, a superb kitchen/diner, a separate dining room, all complemented by remarkable lounge with a fascinating vaulted ceiling and picture windows taking full advantage of the southerly aspect and expansive rural views.

The bungalow is set within what are now overgrown gardens and is entered over a wide driveway/parking area. To one side there are sloping paddocks of around 5.3 acres which like the garden require work.

To the other side is the yard area around which are a fully enclosed barn with roller door, two adjoining open-fronted pole barns and a detached triple garage with first floor used as an office. In addition to the barns there are two containers, one of which is being used as an office. On the far side of the yard is an area of land that has been leased to a solar panel provider and these in turn provide an approximate £8,000 per annum income, secure until 2041. A further income of approximately £9,000 per annum is paid by the wind farm for any noise disturbance that may be experienced.



Agent's Notes.

- The property is the subject to a planning restriction that states "the occupation of the dwelling hereby permitted shall be limited to a person wholly or mainly employed, or last so employed in agriculture (as defined by Section 290(1) of the Town & Country Planning Act 1971) or in forestry or a dependant of such a person residing with him (including a widow or widower of such a person)". Any prospective buyer will be expected by the Council to meet this criteria and it should be noted that the restriction may affect the property's mortgageability.
- At the time of receiving instructions (September 2026) we have requested full details of the vendors solicitors regarding the solar array lease and income, and that of the wind farm payments.

EPC E Council Tax Band C

Services

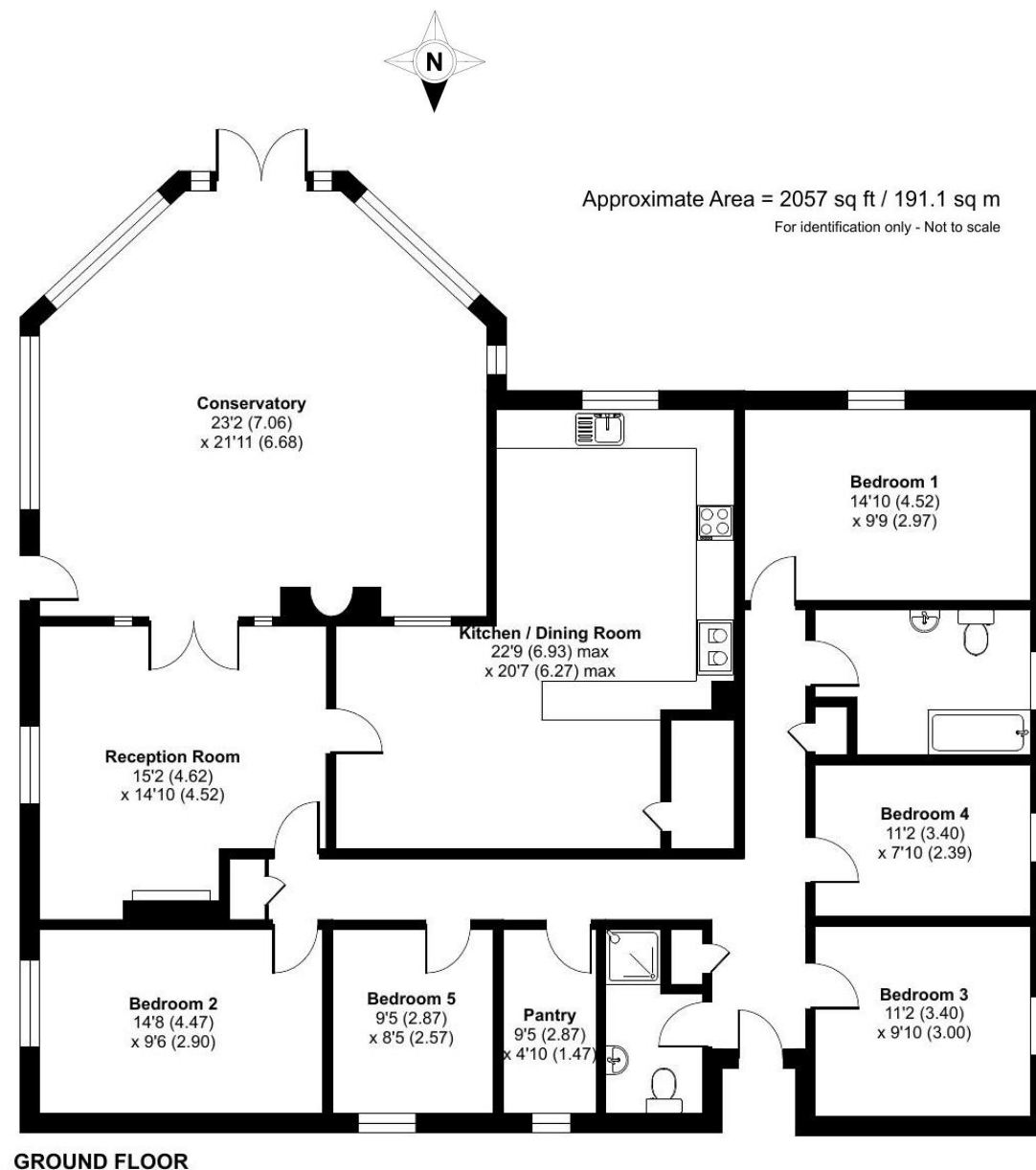
Mains electricity, private water and private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Location

Fringing the beautiful Rosenannon and St Breock Downs, the property enjoys a wonderful rural setting amidst unspoilt rolling countryside. It is however not isolated for the major towns of Bodmin and Wadebridge are 9 miles and 5 miles away respectively. Both towns provide excellent shopping, schooling, health and leisure amenities whilst Cornwall's main arterial route the A30 is 7 miles away at Cornwall Services and the A39 5 miles away at Winnards Perch.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

From the A30 at Indian Queens take the A39 and follow this road past the town of St Columb Major. At the roundabout at Winnards Perch, take the 3rd exit, signposted St Wenn, and follow this road for approximately 2.4 miles where on the sharp right-hand bend continue straight on signposted Withiel and St Wenn. After a short distance take the first left signposted Rosenannon and follow this road into the hamlet where bear right, signposted Trewollack. Continue along this road, and over 2 cattle grids, where shortly after the property for sale will be found on the right-hand side.

what3words///facelift.ship.shopping





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