



Little Wanson, Wanson Mouth







Little Wanson, Wanson Mouth

Poundstock, Bude, Cornwall, EX23 0DF

Widemouth Bay 0.8 miles - Bude 4 miles - Launceston/A30 16 miles

A fantastic opportunity to purchase a 5 bedroom detached house, with a 2 bedroom cabin, set in around 18.8 acres of land which includes a stretch of beach, with a large agricultural barn, just one mile from the sandy, surfing beach of Widemouth Bay.

- Own your very own stretch of beach
- Large agricultural barn
- 5 Bedroom detached house
- Sheltered coastal valley setting
- Freehold
- Approximately 18.8 acres of land
- Easy access to South West Coast Path
- 2 Bedroom cabin
- Oil fired central heating
- Council Tax Band - D

Guide Price £1,300,000

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SITUATION

The property occupies a superb coastal position set in a sheltered valley between Wanson Beach and Widemouth Bay, with approximately 18.8 acres of pasture and coastal grazing land, part of which includes ownership of Wanson Beach itself. The South West Coastal Path runs through the land, providing direct access on foot northwards towards the amenities, eateries and sandy beaches of Widemouth Bay and onwards to Bude, or south towards the unspoilt beauty of Millook Beach. The elevated sections of the holding enjoy breath-taking views across the cliffs and out to sea, whilst the house and cabin benefit from attractive outlooks across neighbouring Area of Outstanding Natural Beauty countryside to the south and west.

The area around Bude is renowned for its outstanding natural beauty, combining dramatic coastline, sandy surfing beaches and rolling countryside. Widemouth Bay offers a popular destination for water sports and coastal walks, whilst Bude itself provides a comprehensive range of amenities including independent shops, restaurants, cafés and leisure facilities. The surrounding coastline, much of which is protected, offers endless opportunities for walking, riding and outdoor pursuits, with the South West Coastal Path providing miles of scenic routes directly accessible from the property.

DESCRIPTION

A substantial, traditionally built detached residence offering versatile and well-proportioned accommodation, complemented by a separate two-bedroom ancillary block timber-clad cabin with a tin roof providing additional overflow accommodation, constructed and completed through 2015/16. The property is ideally suited to multi-generational living, income generation or lifestyle purchasers seeking a coastal smallholding. The house retains a wealth of character features, including terracotta tiled flooring throughout the ground floor and stone fireplaces with woodburning stoves, whilst more modern additions provide further flexibility, including the potential (subject to the necessary consents) to create a self-contained two-bedroom annexe within the main house. The additional accommodation and outbuildings, together with the land, offer considerable scope for a variety of uses.

ACCOMMODATION

The main house offers generous and adaptable accommodation arranged over 2 storeys, with 2 separate staircases. On the ground floor, a dining hall leads through to a well-proportioned living room featuring a stone fireplace with a wood burner. There is a shower room with WC and a kitchen fitted with a stainless steel sink and work surfaces complemented by timber work surfaces, and integrated appliances including oven, hob and dishwasher. A door from the kitchen leads into a more modern extension which could readily, subject to the necessary consents, be configured as a self-contained two-bedroom annexe, ideal for dual family occupation or income potential. This area currently provides two generous reception rooms, one formerly utilised as a kitchen, with one benefiting from a wood burner set within a stone fireplace. Stairs rise to two bedrooms, one with a vaulted ceiling and exposed A-frames, both served by en suite facilities.

Returning to the main house, further stairs lead to three additional bedrooms and a family bathroom, with ample built-in storage throughout. The property benefits from a mixture of uPVC and timber double glazed windows, together with some timber single glazed units, and is served by oil-fired central heating via an external boiler.

The timber-clad cabin, situated adjacent to the main house, provides excellent overflow accommodation. It features practical flooring, uPVC double glazed windows, large French doors and extensive glazing to the kitchen/living area, designed to maximise natural light and take full advantage of afternoon sun and views across the fields. The cabin is well appointed with bespoke kitchen units, oil-fired central heating, and external facilities including a shower and tap. It offers excellent flexibility and may lend itself, subject to any necessary consents, to use as a holiday let or an annexe.





OUTSIDE

The property is approached via the coastal road, and you turn into a driveway providing ample parking, serving the house and cabin.

The gardens immediately surrounding the house have been thoughtfully landscaped, incorporating old railway sleepers to create character and defined spaces, along with areas of lawn, a sun-trap stone and sleeper patio, sheds and a log store. To the side of the cabin there is a covered slate patio provides an ideal space for outdoor dining and entertaining.

The land extends to approximately 18.8 acres and comprises a mixture of pasture and coastal grazing, sloping towards the coastline, with very easy access to Wanson Beach of which the property owns a stretch of beach. Elevated areas provide exceptional coastal views across the cliffs and sea.

A large agricultural barn of steel, timber and modern galvanised construction provides excellent storage and further potential, subject to planning consent. One section features an automatic floor-to-ceiling roller door, suitable for securely housing larger vehicles such as motorhomes, whilst a second section, also with concrete flooring, offers additional storage or parking and could be adapted for equestrian use, including loose boxes or a tack room. The barn benefits from its own separate gated access, with direct entry into the fields.

SERVICES

Main electricity, water and drainage. Oil fired central heating. Council Tax Band- D - although this is under review as this now one property. Broadband availability: Standard ADSL, Mobile signal: voice and data available.

Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

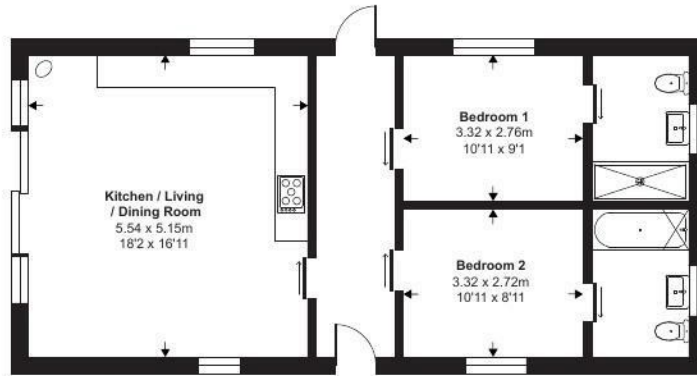
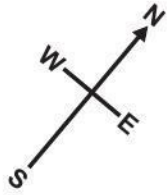
DIRECTIONS

Drive south from Widemouth Bay and turn right just before the Widemouth Manor and proceed down the hill. As the road bears to the right, the driveway for Little Wanson will be found on the right hand side.

What3words - neckline.social.paddock

VIEWINGS

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



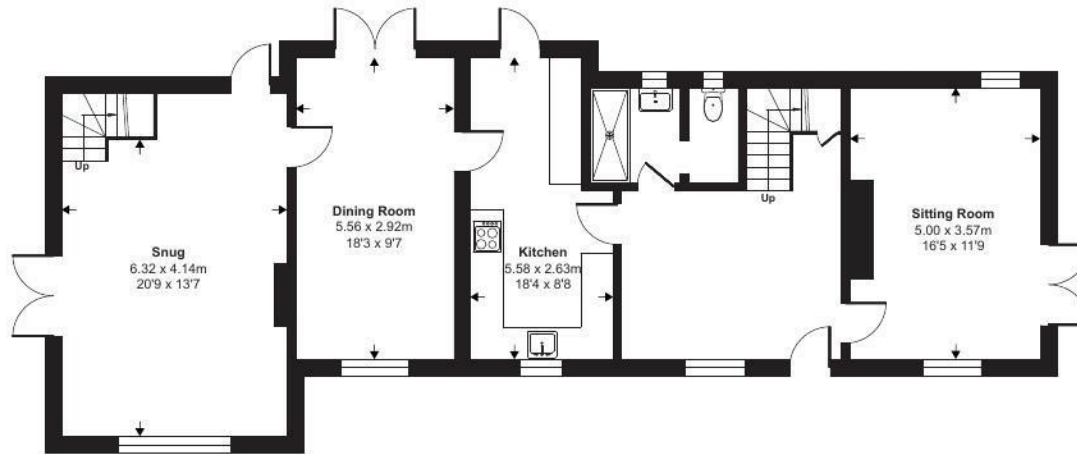
Outbuilding

Approximate Area = 2071 sq ft / 192.4 sq m
 Outbuilding = 728 sq ft / 67.6 sq m
 Total = 2799 sq ft / 260 sq m

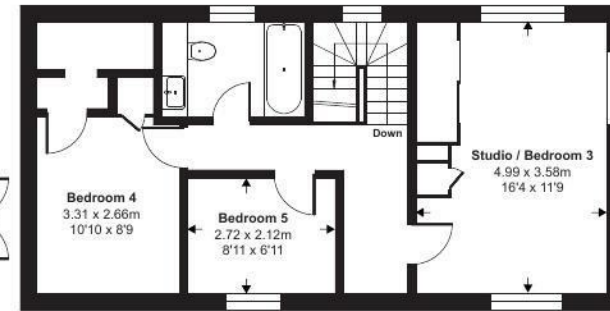
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Second Floor



Ground Floor



First Floor

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1437321



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	