



The Hay Barn



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St. Minver, Wadebridge, Cornwall PL27 6RE

Rock Beach 3.4 Miles - Polzeath 3 Miles - Wadebridge 4.2 Miles

A three bedroom home offering a double garage, off-road parking and recently installed solar panels and air source heat pump.

- Convenient Location
- Front and Rear Gardens
- Workshop/Utility
- Solar Panels
- Freehold
- Three Double Bedrooms
- Double Garage
- Air Source Heat Pump
- Open Plan Kitchen/Diner
- Council Tax Band: C

Guide Price £375,000

SITUATION

St Minver is nearby to the coastal villages of Rock and Polzeath, which are renowned for their eateries and water sports enthusiasts. The harbour town of Padstow can be accessed via a regular passenger ferry at Rock. The estuary town of Wadebridge is 5 miles away sitting astride the River Camel. The town offers a variety of shops together with primary and secondary education, cinema, numerous sports and social clubs and access to the popular Camel Trail. Mainline rail services are available at Bodmin Parkway connecting with London Paddington whilst Newquay Airport provides scheduled flights to both domestic and international destinations. Access to the A30 can be gained at Bodmin linking the cathedral cities of Truro and Exeter.



ACCOMMODATION

The entrance hall offers space for coats and shoes and access to the first floor and kitchen/dining area. The kitchen has a range of base and wall units, space for appliances, sink with a mixer tap and a dual aspect with sliding doors leading to the rear garden, flooding the room with light.

The downstairs bedroom has a window to the rear garden and space for furniture, adjacent to this is the family bathroom with walk in shower, panel bath, vanity basin and low-level WC. The hallway leads to the sitting room and a door to the front garden. The cosy sitting room boasts a wood burner with alcoves on either side and sliding doors to the front garden.

The first floor offers two double bedrooms, the first with a dual aspect view to the rear garden and an ensuite shower room and the second with built in cupboard and window the front.

OUTSIDE

The rear patio gardens are private and perfect for hosting. The front garden is mostly laid to lawn with a path to the front door. The double garage has power, water and space for two vehicles. Adjacent to this, is a utility space/workshop. Off-road parking is also available for multiple vehicles.

SERVICES

Mains water with a water meter and mains electricity. Private drainage via a septic tank, which is shared with the neighbouring property and located on the land behind. Heating is via an air source heat pump. Solar panels were installed in September 2025; they have a transferrable 10-year warranty. Broadband availability: Ultrafast. Mobile Phone Coverage: good outdoor, limited indoor. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendors appointed agent Stags, Wadebridge 01208 222333.

AGENTS NOTE

There is a right of way over the driveway for the neighbouring property to access their parking.



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.



**Approximate Gross Internal Area 1063 sq ft - 98 sq m
(Excluding Outbuilding)**

Ground Floor Area 757 sq ft – 70 sq m
First Floor Area 306 sq ft – 28 sq m
Outbuilding Area 470 sq ft – 44 sq m



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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 53 | 67 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

