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Little Penatillies



Padstow 6.5 miles - Harlyn 6.5 miles -  
Wadebridge 7.5 miles

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An exceptional two/three bedroom barn with a one-bedroom ancillary accommodation, set within just under three acres of beautifully landscaped gardens and paddocks.

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- Detached Barn
- Two/Three Bedrooms
- One Bedroom Ancillary Accommodation
- Far Reaching Views
- Landscaped Gardens
- Paddocks
- Double Garage
- Driveway Parking
- Freehold
- Council Tax Band: E

Guide Price £795,000

#### SITUATION

The property is located between Winnards Perch and Padstow. Within 7 miles of the property are the popular sandy beaches of the Seven Bays, whilst the picturesque harbour town of Padstow is approximately 6.5 miles with its range of cafes, public houses and restaurants.

The market town of Wadebridge is 7.5 miles away and sits astride the River Camel, offering a wide variety of independent shops together with primary and secondary education, a cinema, numerous sports clubs, social clubs and access to the popular Camel Cycle Trail. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth, whilst Newquay airport provides a number of scheduled flights to both domestic and international destinations.

#### DESCRIPTION

An exceptional two/three bedroom barn with one-bedroom ancillary accommodation, set within just under three acres of beautifully landscaped gardens and paddocks, enjoying far-reaching countryside and distant coastal views. Situated in a rural setting, this beautifully presented property combines traditional charm with modern comfort, offering flexible accommodation ideal for multi-generational living or income potential. The property also offers the potential to run a business or work from home utilising the multi purpose outside 'office'.

#### ACCOMMODATION

The main house offers versatile living across two floors. The ground floor includes a well-appointed kitchen/breakfast room, a utility room, cloakroom, and a delightful sunroom with wood-burning stove opening onto the rear garden. A study also sits on this level, alongside a further generous double bedroom with en-suite shower room, offering the flexibility to be used as an additional sitting room.

On the first floor, the property reveals vaulted ceilings with A-frame beams and exposed brick detailing, adding character and warmth. Two

beautifully presented double bedrooms both enjoy superb countryside and distant sea views, each served by en-suite facilities—one a shower room, the other a bathroom. Again, potential exists to re-configure and create a sitting room.

The attached ancillary accommodation, currently separated by a blocked internal doorway (which could be reinstated), comprises a sitting room with kitchenette, a double bedroom, and an en-suite bathroom—ideal for guests, extended family, or as a potential holiday let.

#### OUTSIDE

The grounds are a true feature of the property. Approached via a shared private lane, the residence benefits from a gated driveway, ample private parking, a double garage and a large detached home office with cloakroom. The expansive gardens are thoughtfully landscaped with mature planting, a seating terrace, and a charming lawned area affectionately known as the "football pitch". In addition to the gardens, lie two enclosed paddocks with a field shelter bringing the total plot to just under three acres.

#### SERVICES

Mains water and electricity. Oil central heating. Private drainage via a septic tank. Broadband availability: Ultrafast. Mobile phone coverage: Voice and Data (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

#### VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.

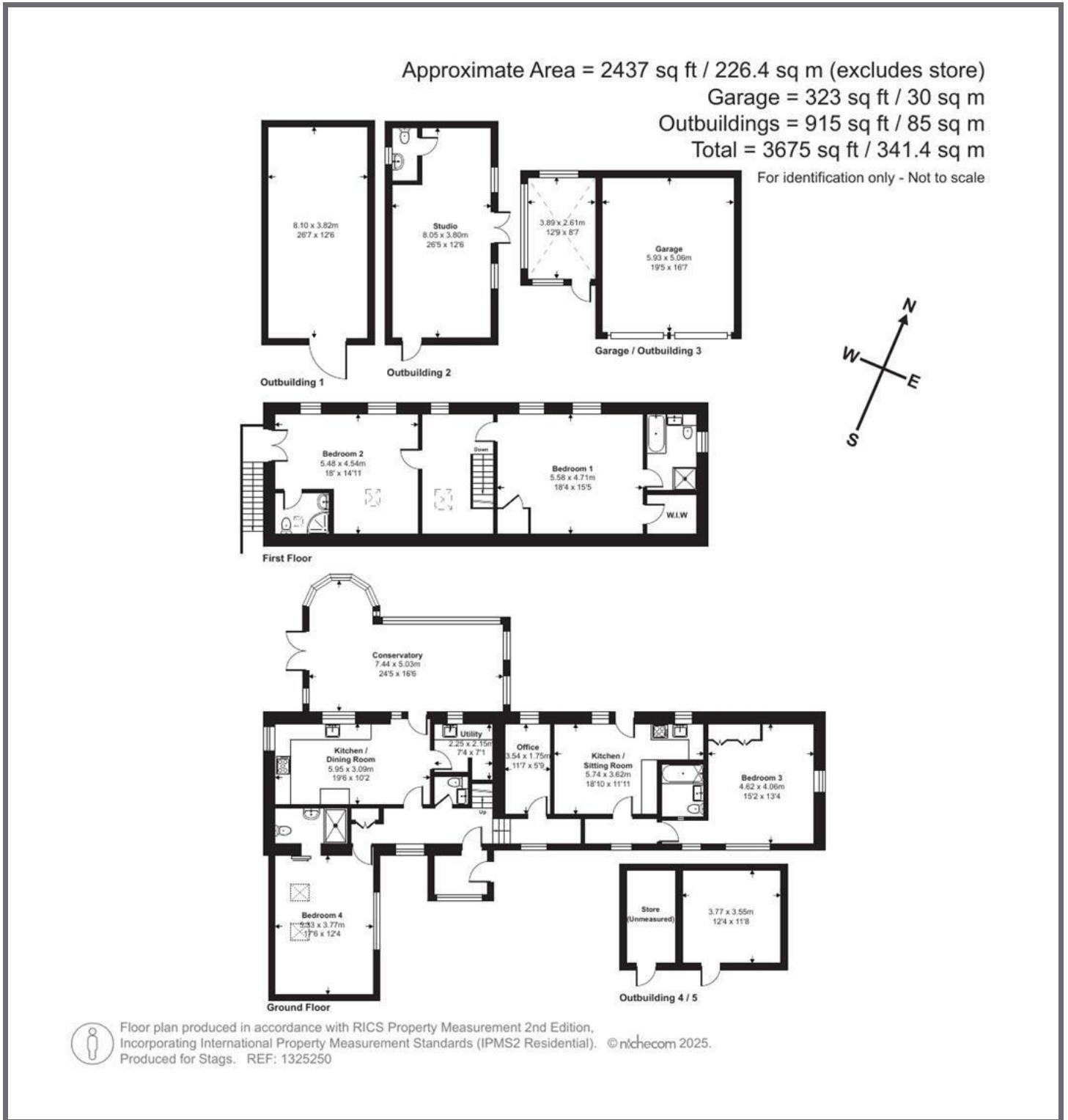
#### DIRECTIONS

What3Words: ///lovely.scorching.remarking

#### AGENTS NOTES

The neighbouring property has right of way over the lane to access their driveway. There is a public footpath which runs from the beginning of the lane, and to the right of the two fields.





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.



Energy Efficiency Rating		Current	Potential
(91-100) A			85
(81-90) B			
(71-80) C			
(61-70) D		54	
(51-60) E			
(41-50) F			
(1-40) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2020/9/18	

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