



STAGS

Little Whitehay
Farm

Little Whitehay Farm

Withiel, Bodmin, PL30 5NQ

A30(T) 2 miles Withiel ¼ mile Wadebridge 5 miles

- 5 Bedroom Period House
- Attractive Gardens
- 2 Bedroom Detached Annexe
- Useful Range of Buildings
- Pasture Fields & Woodland
- C.490 yards of River Frontage
- Total c.12.15 Acres (4.92 Has)

Guide price £750,000

SITUATION

Little Whitehay Farm is situated in an attractive valley a few hundred yards to the north of the popular village of Withiel in unspoilt natural rolling countryside atypical of the area. The sought after town of Wadebridge is about 5 miles to the north and there is a junction to the A30(T) about 2 miles to the south.

DESCRIPTION

The approach to Little Whitehay Farm from the country lane is either directly to a concreted yard beside the house and annexe or from a wider secondary access and stone track (to be laid by the vendor) a few yards to the south. The sale of Little Whitehay Farm presents a tremendous opportunity to purchase an attractive and appealing country property in a fine position with a variety of valuable assets which include a fine 5 bedroom period farmhouse, gardens, a detached two bedroom annexe, a useful array of buildings some with potential for conversion, subject to all necessary consents or approvals adjoining pasture land, moorland and long appealing frontage to a small river over about 490 yards. In total, Little Whitehay Farm extends to about 12.15 acres (4.92 hectares).

THE HOUSE

The farmhouse of period origins is the centrepiece of the property and stands in a south-facing position overlooking its own gardens with field beyond.

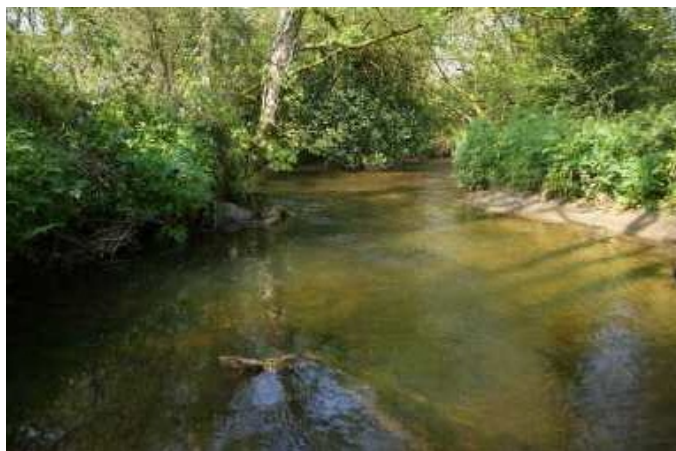
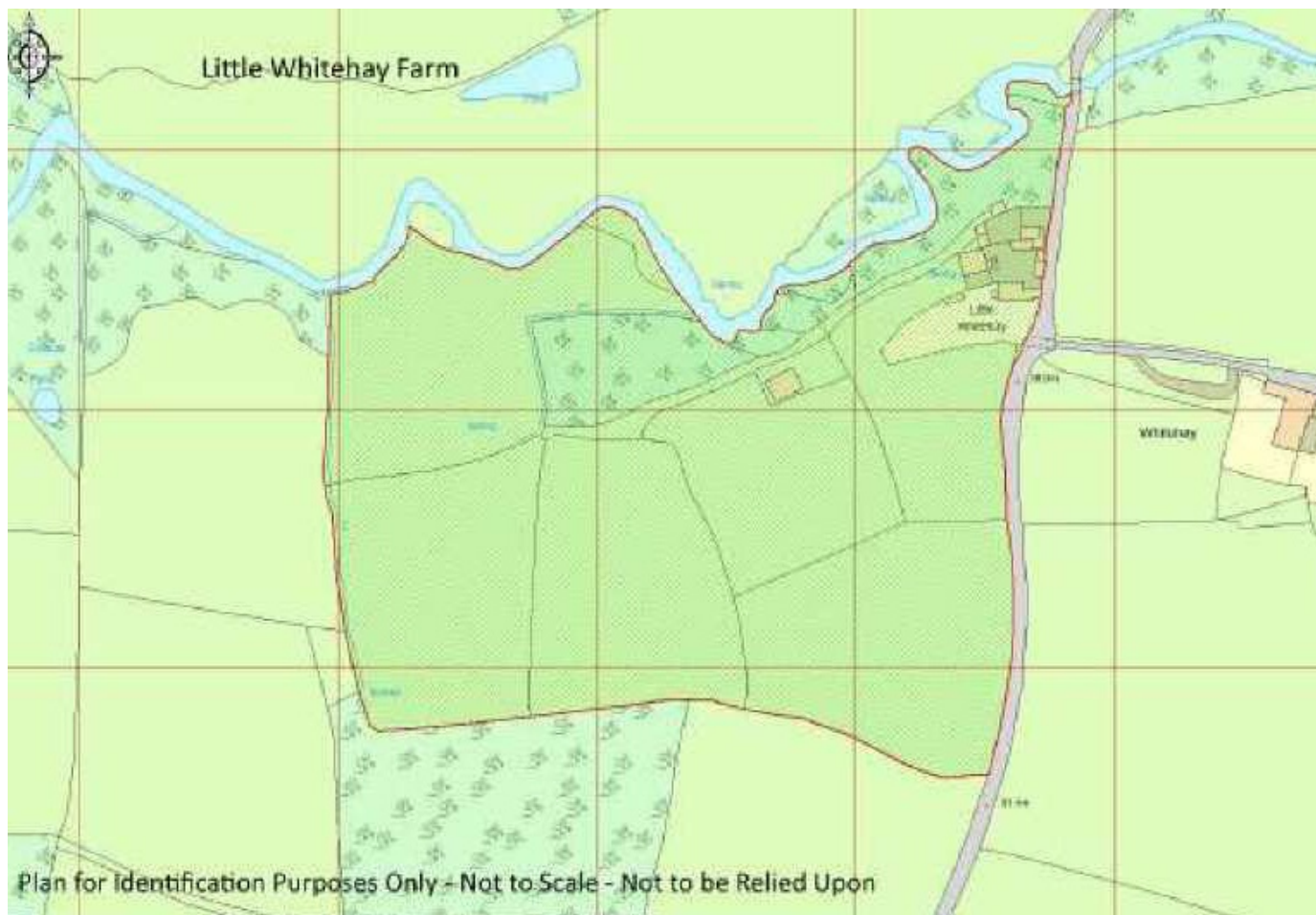
The accommodation, which is light and well-presented, is shown on the attached floor plan with measurements. On the ground floor is a Reception Hall with slate flagstone floor, well-proportioned Sitting Room with wood-burner and desktop area with storage and adjoining Family Room/Study, Kitchen and Dining Room with extensive range of matching cream base and eye-level units with rolled worktop surfaces to splashback tiling, an oil-fired blue double oven Heritage (serving domestic hot water and central heating), two window seats and outlook to the front garden. From the kitchen there is a door to a pleasant Conservatory with direct access to outside garden seating areas. Also on the ground floor is a Utility Room, rear Boot/Coat Room.

On the first floor, which is approached via stairs from the reception hall, is a spacious Landing currently used as an open play area, but offers potential as an Office Area, with landing passageway off. There are a total of five Bedrooms on the first floor together with a superb Family Bathroom and separate Shower Room.



Delightfully situated, a fine country house, detached letting annexe, range of buildings, land & long small river frontage





The first floor is approached via stairs from either the Reception Hall or rear Inner Hall and with the second Kitchen already in situ on the ground floor, it is considered there is some potential to create a separate self-contained annexe over two storeys within the existing house or to divide the house into two separate properties if desired subject to all necessary consents and approvals.

THE GARDENS

The gardens are most attractive. Immediately to the front of the house is a lawn intersected by a slate path with shrub and flowerbed borders. To the west is an open post and rail garden comprising several raised vegetable beds, fruit trees, a level paved seating area and aluminium framed Lean-to Greenhouse about 24'7 x 6'3.

THE BARN

Situated on the eastern side of the original farmyard is an attractive two storey stone, brick quoin and slate converted barn which provides Annexed accommodation to the main house. The Barn has generated a holiday letting income in recent times.

On the ground floor, is an open-plan Kitchen and Dining Room with matching range of cream base and eye-level kitchen units with earthenware sink unit, oil fired double oven Rayburn (serving domestic hot water and central heating), integral refrigerator/freezer. From the kitchen, door to Inner Hall with stairs off, Bathroom with three piece suite and Bedroom. On the first floor is an impressive part balustrade vaulted Living Room with wood-burner and double doors to outside steps and a fine Main Bedroom.

THE YARDS AND BUILDINGS

The former farmstead comprises concreted yards with an array of buildings. These include:-

- 1) General Purpose Building with Storeroom about 14'8 x 11'3 with concrete floor, stable style door to outside and door through to; Garage/Workshop about 15'3 x 11'4 with power and electricity, workbench, shelving, concrete floor and double vehicular doors to rear yard. Adjoining former Garage/Second Workshop about 12'8 x 8' with workbench, light and power; Feed Store and Stable with lighting and overall about 19'7 x 13'; small Store Room with water tap and light about 5' x 4'7 and; adjacent Separate WC.
- 2) Timber and galvanised iron Log Store about 13'5 x 12'1 (average measurement).
- 3) Two Bay Open-Fronted Machinery Store/Livestock Shed about 24'3 x 16' with concrete floor sand of dwarf block wall, timber and metal clad construction. Electric lighting and gates.
- 4) Hay Barn overall about 32'3 x 16'10 with high eaves and a pair of outside Livestock Pens each about 6'3 x 5'9 with outside walled loafing areas.
- 5) On the land, an Open-Fronted Machinery Shed/Livestock Building about 40 x 28 with dwarf block walls, timber cladding and metal clad.

THE LAND

The land is divided into a number of pasture enclosure as well as an area of low lying moorland adjacent to the river, where it is considered there may be potential to create ponds if desired. There is a public footpath which crosses the property.

VIEWING

Strictly and only by prior appointment with Stags Truro office on 01872 264488

DIRECTIONS

Travelling west-bound on the A30(T) by-pass Bodmin, pass Innis Downs Roundabout and exit at the next junction at Victoria Interchange for Cornwall Services. At the roundabout take the 4th exit and drive back over the A30. At the roundabout take the 2nd exit towards Withiel and after about 100 yards, turn left towards Withiel. After about 50 yards, turn right (currently unsignposted). Continue straight on at the crossroads towards Withiel and continue onto Withiel. Pass the church and follow the road around to the right and drive down the hill towards Wadebridge out of the village. Little Whitehay will be seen on the left-hand side towards the bottom of the hill.

SERVICES

Bore Hole water supply. Mains electricity connected. Oil fired central heating to the main house and The Barn. Private drainage. Telephone and TV points to the house and The Barn.



These particulars are a guide only and should not be relied upon for any purpose.



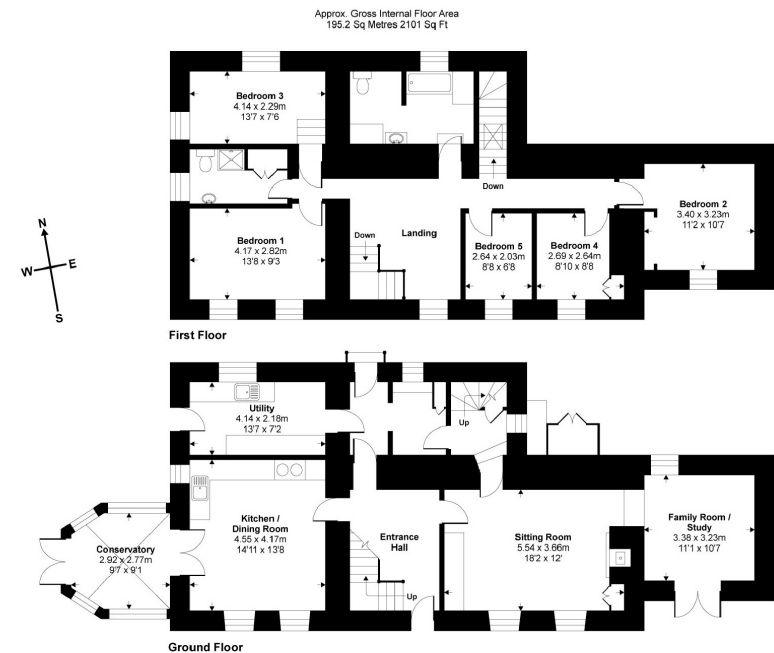
Stags

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Energy Efficiency Rating		Current	Potential
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100-149 A Very energy efficient - lower running costs			
150-159 B Energy efficient			
160-189 C Decent			
190-209 D Average			
210-229 E Below average			
230-249 F Poor			
250-259 G Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale