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## The Farmhouse, Pawton Springs St Wenn, PL30 5PN

Substantial former duchy farmhouse currently arranged for multi-generational use in a rural location

Wadebridge 4.5 miles A30 6 miles Padstow 10 miles

• 6/8 Bedrooms • 2/4 Reception Rooms • Range of Outbuildings • Naturally Fed Lake • Private Rural Location • Stunning Far Reaching Views • No Immediate Neighbours • 4.3 Acres •

**Guide price £799,950**

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### SITUATION

The property enjoys a private and secluded location, surrounded by its own land, with no immediate neighbours, approximately 4.5 miles from the town of Wadebridge. Wadebridge sits astride the River Camel and offers a wide variety of independent shops, together with primary, secondary and sixth form education, cinema, numerous sports and social clubs, and access to the ever popular Camel cycle trail.

The picturesque fishing harbour of Padstow is just 9.5 miles away with the internationally renowned home of Rick Stein's seafood restaurant. Surrounded by an Area of Outstanding Natural Beauty the harbour boasts a myriad of quaint narrow streets arranged around the working harbour, together with a wide variety of shops, restaurants and boutiques. Treyarnon, Harlyn and Constantine all offer fine beaches, together with an extensive selection of water sports. There is a championship golf course at Trevose and the Camel Trail links with Wadebridge and is popular with cyclists and walkers.

Access to the A30 can be gained at Bodmin linking the cathedral cities of Truro and Exeter. At Exeter there is a superb range of shopping facilities including department stores, mainline railway station serving London Paddington and the Midlands, access to the M5 motorway network and well respected Exeter International Airport.

### DESCRIPTION

This attractive former Duchy farmhouse is partly constructed of stone beneath a slate roof and offers flexible accommodation, currently arranged for multi-generational use. The property will be found in excellent decorative order, offering the charm and character associated with buildings of its period.

### ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises: An entrance hallway/utility room with slate floor, shower room and snug/bedroom 5. The kitchen offers a range of base and wall mounted units with breakfast bar, 1 and

1/2 bowl sink with mixer taps, pair of built in electric cookers, integral dishwasher, 4 ring hob with extractor and space for American style fridge/freezer. The living room/dining room boasts a feature stone fireplace housing wood burning stove and slate hearth and a beamed ceiling. The first floor offers 3 bedrooms and family bathroom.

An entrance porch with slate floor provides access to a second kitchen forming part of an open plan living/dining room with multi-fuel burning stove. There is a sitting room/bedroom 4 with en-suite shower room and utility cupboard. Stairs rise to a landing which provides access to a further 3 bedrooms and a family bathroom. Bedroom 1 is a double room with built in cupboard space and a stable door opening to a raised balcony.

### OUTSIDE

The property is approached via a shared private driveway, to a private entrance lane and off-road parking for numerous vehicles. The gardens to the rear of the property are mainly laid to lawn with enclosed gravelled seating areas. There is a BLOCK AND TIMBER WORKSHOP with light and power in part, BLOCK OUTBUILDING, 'LONG BARN' with light and power, a naturally fed lake situated within an area of woodland and a pasture paddock. The property in all extends to 4.3 acres (1.74 ha) or thereabouts.

### SERVICES

Mains electricity. Private water and drainage. Please note the agents have not inspected or tested these services.

### VIEWING


Strictly by appointment with the vendor's appointed agents Stags.

### DIRECTIONS

From Wadebridge take the road out of the town towards Burlawn. Having passed the turning to Burlawn proceed to Breock Downs and continue for 2 miles taking the right hand fork onto the No Through road. Proceed for 0.2 miles, taking the right hand fork and continue for a further 0.8 miles, where the entrance to the property will be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>95</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>31</b>	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82-100) <b>A</b>			
(61-81) <b>B</b>			
(49-60) <b>C</b>			
(29-48) <b>D</b>			
(13-28) <b>E</b>			
(1-12) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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