

HOME FARM





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Withielgoose, Withiel, Mid Cornwall PL30 5NW

Attractive farmhouse with barn, gardens and paddock totalling 2.5 acres set in a secluded valley yet within easy reach of the north coast and surrounding countryside

- Wadebridge – 6
 - Bodmin – 6
 - Cornwall Airport (Newquay) – 12
 - Padstow – 13.5
 - Truro – 20.5
- (All distances are approximate and in miles)

- Comprehensively renovated since 2007
 - Three bedrooms (two ensuite)
 - Charming sitting room
 - Kitchen / breakfast room
 - Study
 - Utility room
- Beautifully stocked gardens
- Paddocks with separate access and barns/workshop
- Terrace of outbuildings including home office
- Grounds of around 2½ acres

Situation

Home Farm is a picturesque former farmhouse, extended around 30 years ago, situated in the heart of the countryside in the pretty rural parish of WWithiel. Away from the hustle and bustle of the popular north Cornish coast, Home Farm offers tranquillity and privacy. Within easy access of the A30, providing links to Truro, Exeter and nearby Bodmin Parkway railway station, Home Farm is convenient for Wadebridge offering an excellent range of shops and amenities.

The area has a wealth of footpaths and bridleways and is just a short distance from the Saints Way, an ancient pilgrimage route which runs through countryside from Padstow to Fowey, used as far back as the Bronze Age by traders, drovers and pilgrims en-route from Ireland and Wales to mainland Europe. Nowadays this little known coast to coast path explores the many hidden places of mid-Cornwall which are often missed by the majority of visitors.

Nearby Rock and Padstow, with some of the very best sandy beaches that north Cornwall has to offer, including Polzeath and Daymer Bay, are within a short drive. For the golfing enthusiast there are several renowned courses including St. Enodoc and Trevose on opposite sides of the Camel Estuary.

The nearby South West Coastal Path provides miles of wonderful bracing walks, the Camel Trail is excellent for cyclists, and the highly regarded Camel Valley vineyard is also nearby. Made famous by the celebrity chef Rick Stein, the north coast is now a gastronomic destination with fabulous fresh seafood and excellent restaurants. Cornwall Airport (Newquay) provides regular flights to Gatwick, Manchester and seasonal European destinations. Bodmin Parkway offers a mainline train link to London Paddington.

The Farmhouse

Home Farm is a beautiful example of a traditional Cornish country home; tasteful character blends with modern upgrades creating a comfortable and welcoming interior. Facing south, the house looks out over its wonderfully stocked front garden and there are paddocks to the rear.

On the ground floor the open plan triple aspect kitchen / breakfast room, with two sets of French doors to the patio, is defined by exposed beams, flagstone flooring (with underfloor heating), granite tops and a new AGA. From the rear hall/lobby, with its door to the covered porch, the living room features a woodburner with slate hearth, beams and a pretty front porch.





Leading off is a separate snug/sitting room (with the potential to knock through) and at the rear a study leads through to a utility room and WC.

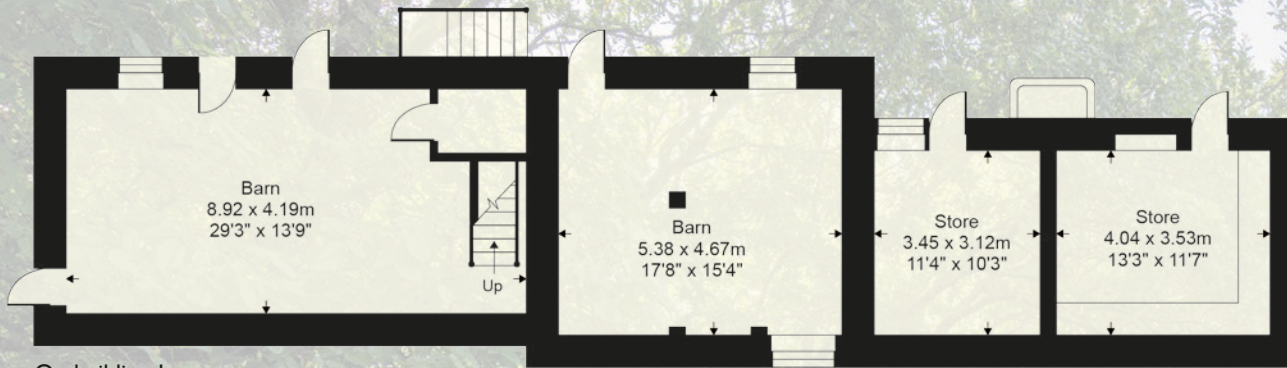
Upstairs the window at half landing provides a wonderful countryside view and the accommodation has been reconfigured to provide a master bedroom suite with dressing room and en suite, guest en suite bedroom, one further double bedroom and a family bathroom. Far-reaching countryside views are enjoyed from all rooms.

Barns and outbuildings

Alongside the gated driveway, providing parking for at least six cars, is a 'terrace' of very useful and highly adaptable barns, currently used for laundry and general storage. One of the units has two storeys with the first floor used as a home office / studio / games room. Subject to all necessary consents and regulations this area could potentially be converted to provide annexed accommodation. Opposite is the former piggery, now a log and bin store. These

outbuildings have been renovated and re-roofed by the current owners.

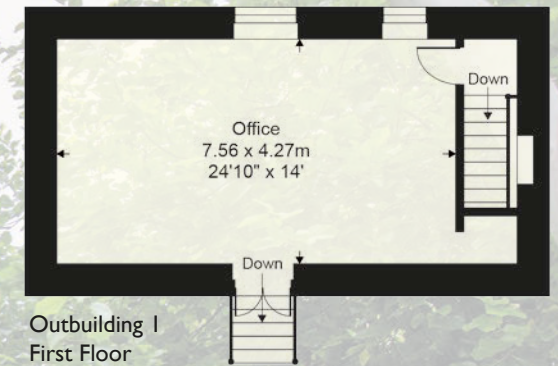
Accessed via its own entrances is a paddock situated behind the outbuildings with a large purpose-built barn providing excellent storage/workshop space. This barn has a concrete floor; power and plumbing. Along the western boundary is a field barn facing the large paddock.



Outbuilding I
Ground Floor



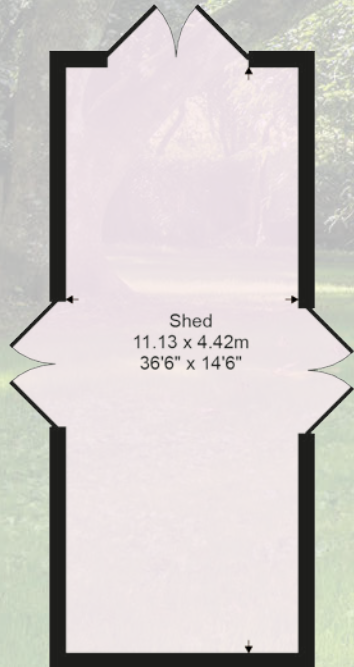
WC



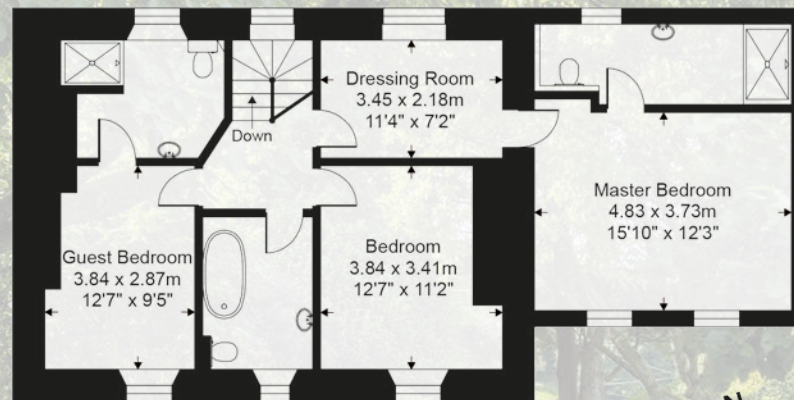
Outbuilding I
First Floor



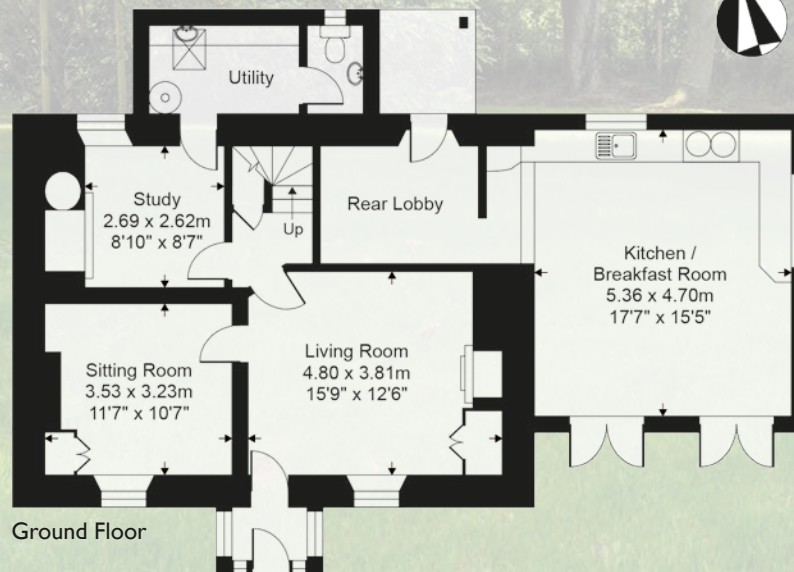
Piggery



Field Barn



First Floor



Ground Floor

Gross Internal floor area (approx):

177.6 sq m / 1912 sq ft

(Excludes Outbuildings)

436.7 sq m / 4701 sq ft

(Includes Outbuildings)



Barn



Gardens and Grounds

Home Farm's front garden is a beautiful and varied array of specimens, trees and shrubs including pleached lime and ginkgo biloba, at the foot of which is an area of lawn and woodland. Immediately outside the kitchen is a delightful patio terrace providing an idyllic space for al fresco dining. The garden extends around the side (where there is a gardener's WC) and to the rear, where a patio and raised lawn with an orchard separate the house from the paddock most effectively.

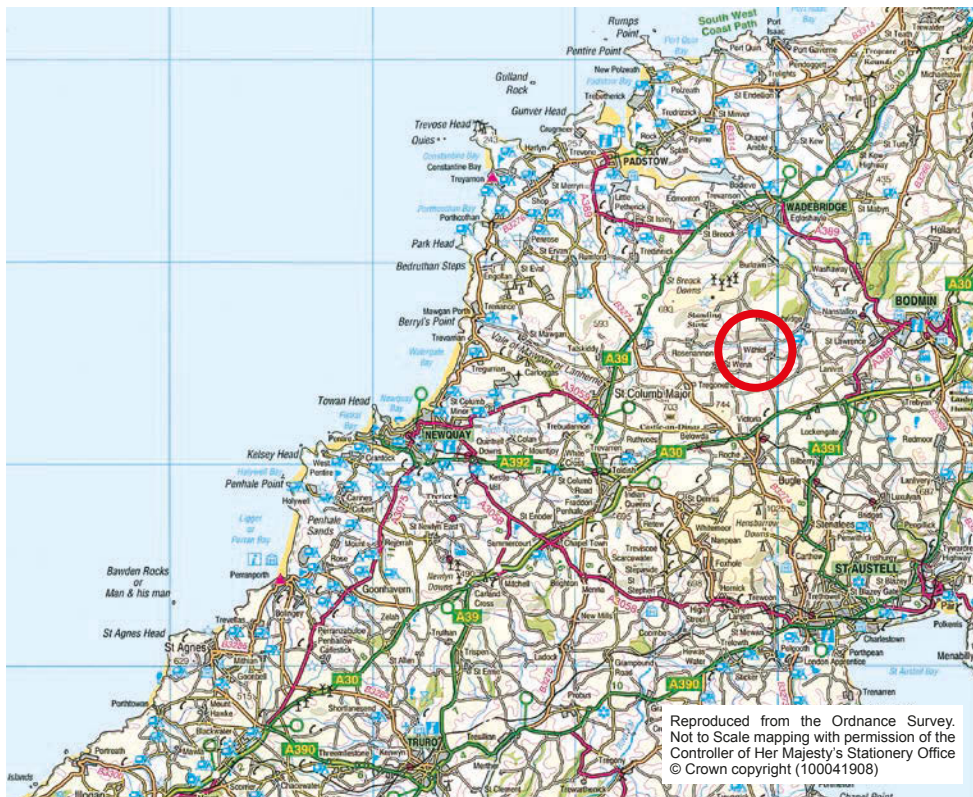
In total, around 2.5 acres, with just under 13 acres of additional land (including paddocks and woodland) available by separate negotiation.

Directions

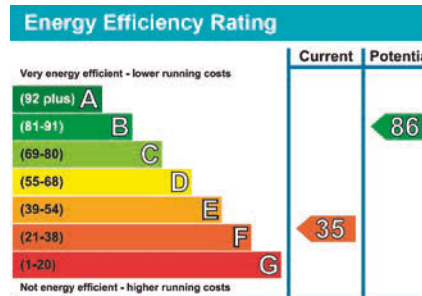
From the A30, exit at the Victoria services junction and follow the signposts to Withiel. Passing through Withiel with the church on your left, bear right towards Withielgoose. Continue for around half a mile until reaching Home Farm situated on the left hand side.

Services

Private water supply (bore hole) with mains back up. Private drainage. Oil central heating.



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