

# LODGE & THOMAS

ESTABLISHED 1892

## Barn at Marhayes Manor, Marhamchurch, Bude, EX23 0HJ



**Detached barn for conversion | Individual reverse level plan for 177m<sup>2</sup> of family accommodation**  
**½ acre plot abutting farmland | Wonderful rural former farm location**  
**Additional ¾ of an acre available to purchase by separate negotiation**  
**Moments from the stunning north Cornish Coastline**

*A historic detached barn with planning consent to create a unique home on a 0.5 acre plot,  
within the environs of an early 17th Century Grade II\* Listed manor.*

**Guide Price: £395,000    Freehold**

**01872 272722**

58 Lemon Street    Truro    Cornwall    TR1 2PY  
property@lodgeandthomas.co.uk  
lodgeandthomas.co.uk

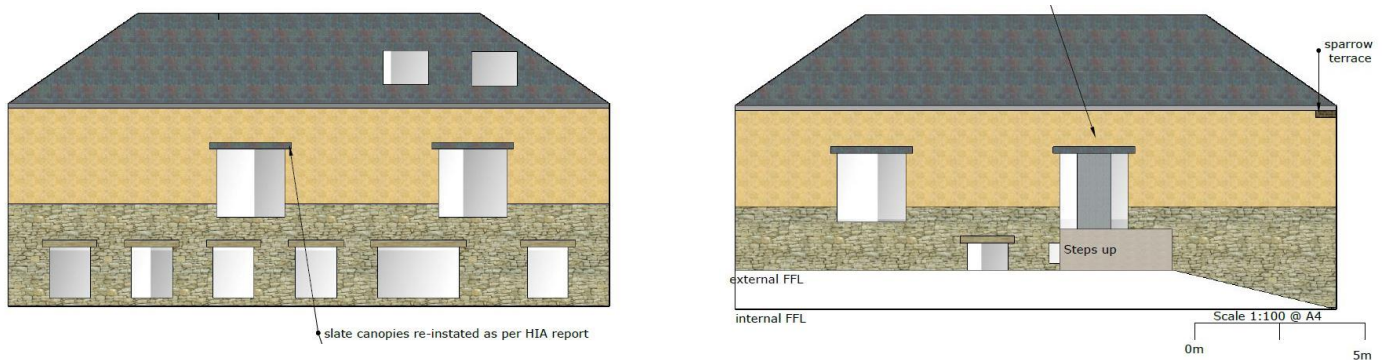
Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## The Property

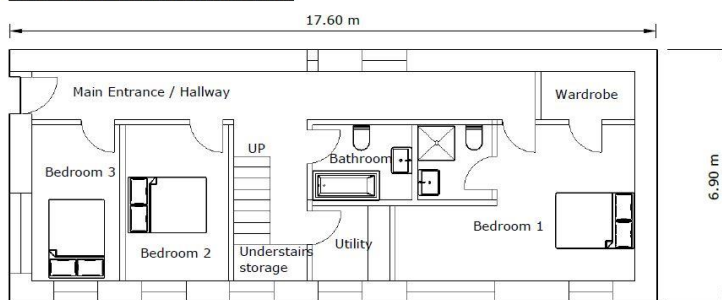
A most interesting and exciting opportunity to create a characterful family home. Planning consent was granted on the 17/10/2024 under application no. PA24/05261, for conversion of a stone barn into a single dwellinghouse with associated private amenity space and parking.

The proposed plans provide for an entrance at first floor level opening into a magnificent 16m x 5.4m open plan living room and kitchen. This would have potential for an exposed roof structure feature, whilst the permission allows for a 7m x 5.4m mezzanine floor, having roof windows to take full advantage of the views. A turning staircase descends to the ground floor where there will be three double bedrooms, the master with en-suite, and a family bathroom. A notable feature will be the many windows within the property, creating bright accommodation and taking full advantage of the lovely views over miles of unspoilt Cornish countryside.

This fascinating old barn forms part of the old manor farm, which lies to one side of the property, with some tantalising glimpses of the manor house itself. To the other side it abuts the farmland, contributing to making this such a truly special setting. The existing plot extends to approx. 0.5 acres and there is a further 0.75 acres available to purchase if required.

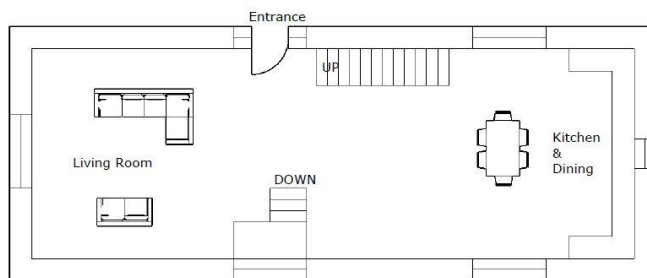


### CB4 - PROPOSED FLOORPLANS



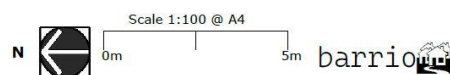
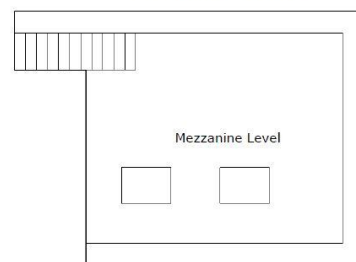
GROUND FLOOR

Internal approx.  
5.4m x 16.1m = 87m.2  
First Floor  
5.4m x 16.1m = 87m.2  
Mezzanine  
5.4m x 7m = 37.8m.2

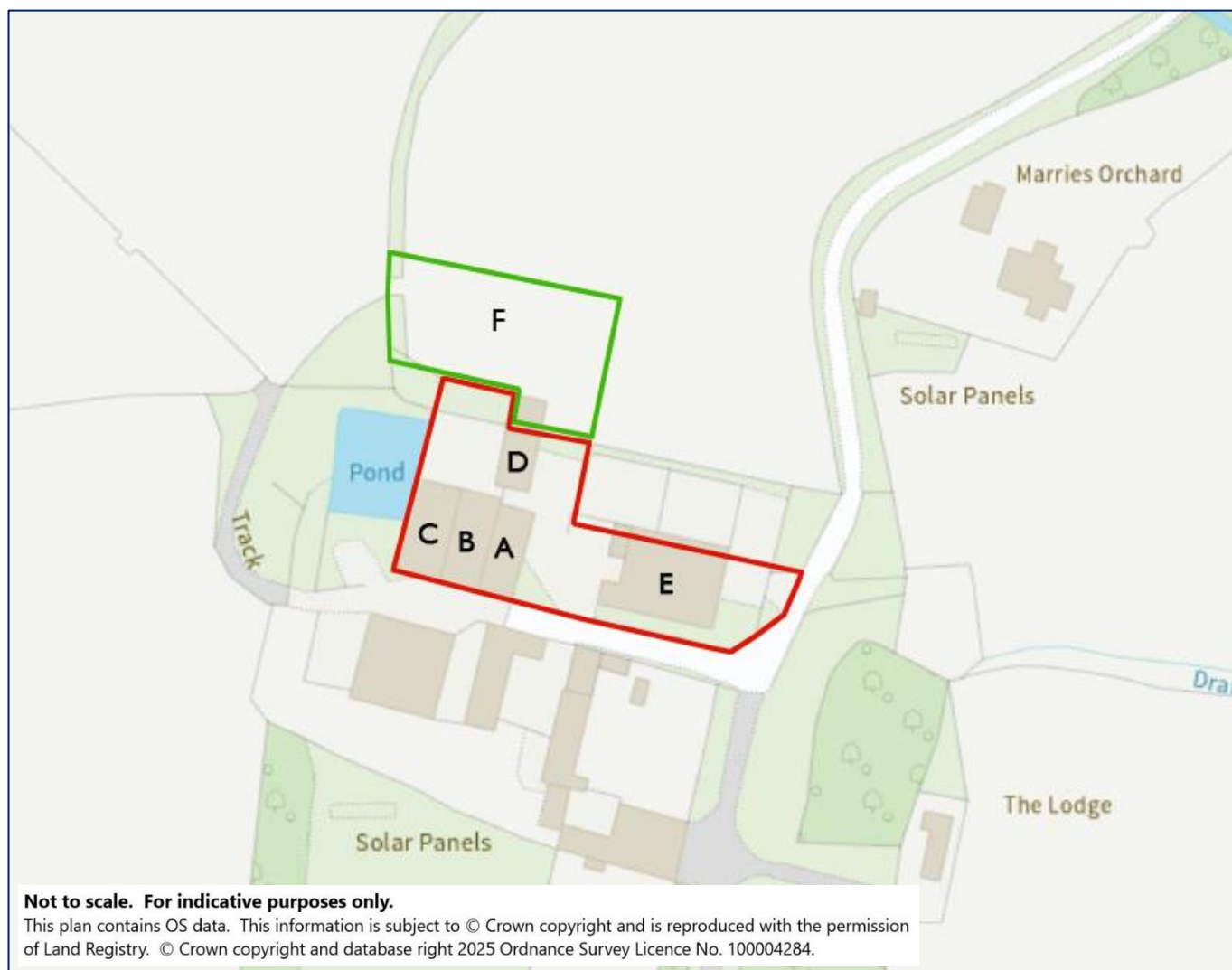


FIRST FLOOR

### MEZZANINE LEVEL







**Barn A** - The barn for sale; **Barn B & C** To be demolished and removed, in accordance with the planning consent, by the purchaser; **Barn D** Part of this barn is to be demolished and removed, in accordance with the planning consent, by the purchaser. Boundary to be re-aligned; **Barn E** This barn has already been removed; **Land F** Available to purchase separately.

### Services

None. Mains water is currently connected via the adjacent property but this connection will cease on completion. Private drainage will need to be installed. Interested parties are advised to make their own enquiries to the relevant service providers.

### Wayleaves, Easements & Rights of Way

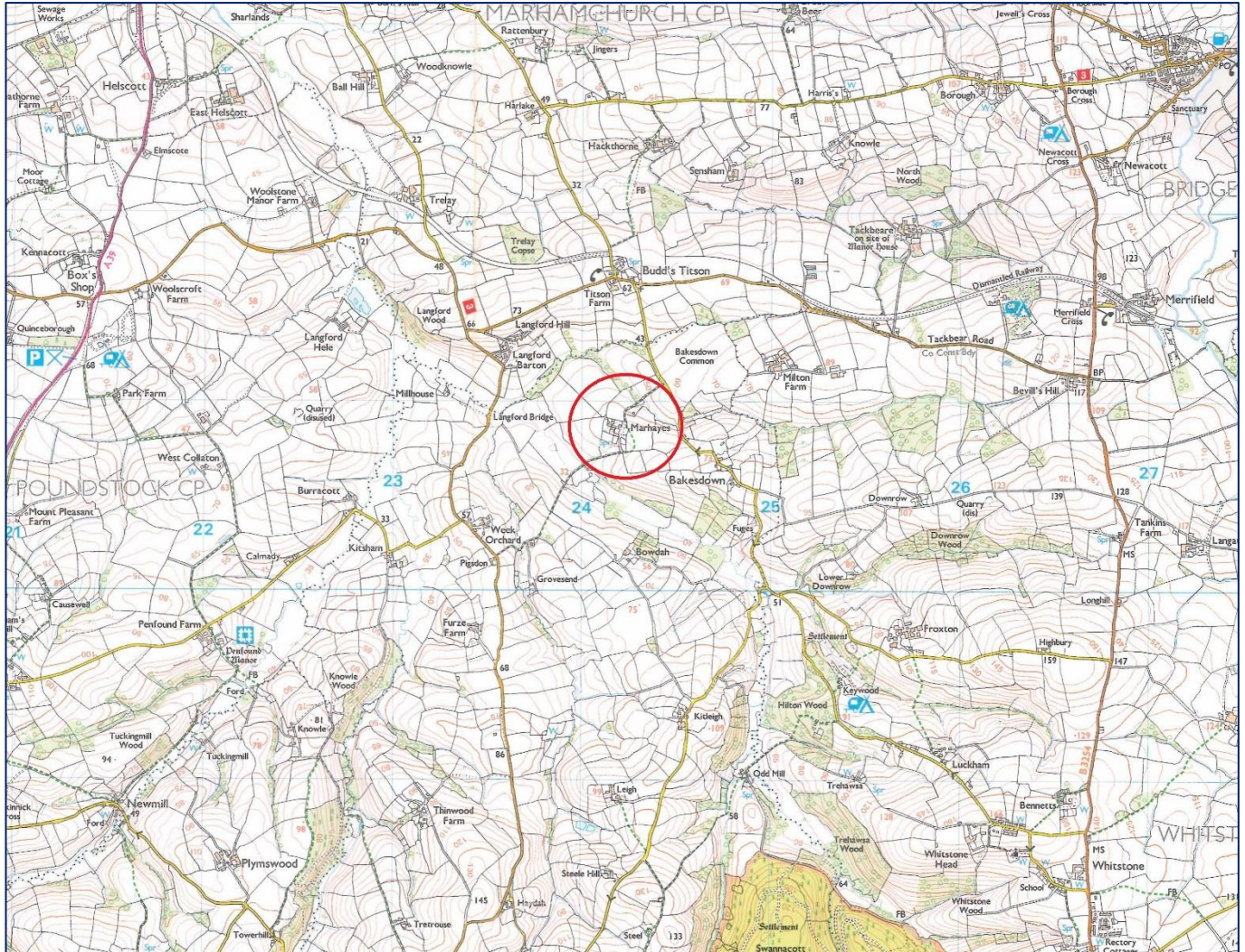
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

### Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

## Location

Although enjoying such wonderful rural privacy, the setting is by no means isolated. Whilst tucked away down quiet lanes, the 70 mile long Atlantic highway, running from Newquay to Barnstable, is just 3 miles away, meaning this is an ideal base for quick and easy access to some of north Cornwall's most iconic beaches and villages, many of which have rich history such as Tintagel, Boscastle, Port Isaac, Wadebridge and Bude. Those who enjoy walking will adore the area for the Camel Trail, Bodmin Moor and St Nectar's Glen.



## Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas.

Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

## Directions

From Wadebridge head north on the A39 Atlantic highway for approximately 24 miles. At Boxes Shop turn right signposted Week St Mary and Bridgerule and follow the road into the hamlet of Titson where turn right by the old chapel. The turning into Marhayes Manor will be found approx. ½ a mile further on, on the right hand side.

[what3words:///creeps.backtrack.huts](http://what3words:///creeps.backtrack.huts)