Bond Oxborough Phillips

*Changing Lifestyles*

# Menaglaze
# Warleggan
# PL30 4HD

BRITISH PROPERTY AWARDS 2023

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK

## Guide Price - £695,000

# Menaglaze, Warleggan, PL30 4HD

## An increasingly rare opportunity to acquire a unique large family home with development potential...

- Refurbished 4-bedroom detached home
- Set in approximately 5 acres of private land on Bodmin Moor
- Includes private driveway, car ports, and multiple outbuildings
- Private Parking for Multiple Vehicles
- Cosy formal living room with exposed stone fireplace & woodburner
- Modern family bathroom with separate bath and shower
- Planning permission granted (PA25/01120) to convert holiday let & barn into a residential dwelling
- All bedrooms offer countryside views; master with built-in wardrobe
- Well suited to equestrian or smallholding use
- Council Banding - E
- EPC - D

Set in the heart of Cornwall's dramatic Bodmin Moor Area of Outstanding Natural Beauty, Menaglaze is a beautifully refurbished four-bedroom detached home, situated in the quiet hamlet of Warleggan, within the parish boundary of St Neot.

Positioned within approximately five acres of private grounds, the property offers peace, privacy, and exceptional space both inside and out. This is a true lifestyle home, perfectly suited to those seeking rural living, self-sufficiency, equestrian use, and exciting development opportunities.

Approached via a private shared driveway, Menaglaze enjoys a secluded and elevated position surrounded by rolling moorland and open skies. Upon entering, you are welcomed into a large, light-filled porch extension, a practical and stylish space for storing coats, boots, and outdoor gear, ideal for countryside living. From here, the well-appointed kitchen unfolds, featuring generous worktop space, plentiful storage, and a suite of modern appliances. Dual-aspect windows fill the room with natural light, creating an inviting and functional hub of the home.

Turning left from the porch, a generously proportioned reception extension offers a stunning living space with wide windows framing views over the land. This bright and versatile room is perfect for relaxing or entertaining, with the current owners thoughtfully incorporating a study area for additional flexibility.

Moving further into the home, the formal dining room features tiled flooring and a characterful fireplace with a wood-burning stove, creating a warm and sociable setting for gatherings. Adjacent is the cosy formal living room, complete with slate flooring and a striking exposed stone fireplace housing a second wood-burning stove. A single window frames uninterrupted countryside views, enhancing the room's connection to its rural surroundings.

Also on the ground floor is a separate utility room and a convenient downstairs WC. Upstairs, four well-proportioned bedrooms are arranged along a central hallway, each enjoying its own outlook across the surrounding landscape. The principal bedroom benefits from a built-in wardrobe, while the stylish family bathroom includes a separate bath, walk-in shower, WC, basin, and LED-lit mirror for a modern finish.

Outside, the grounds are exceptionally well suited to equestrian or smallholding use. The approximately five acres are thoughtfully arranged, beginning with a mature, gated front garden planted with shrubs and flowers to create a private and welcoming setting. Beyond this lies a large enclosed field bordered by a river, ideal for grazing or turnout. A further mature paddock at the top of the property is also securely gated, reinforcing the home's strong appeal for horse owners.

For equestrian enthusiasts, the location is particularly special. Riding directly from the property is outstanding, with immediate access to Bodmin Moor's vast network of bridleways, open tracks, and quiet country lanes, offering miles of scenic hacking across some of Cornwall's most breathtaking and unspoilt landscape.

The grounds also include a range of useful outbuildings, including a large field shelter or car port, a single field shelter or car port, a workshop, and a wood store, providing excellent storage, workspace, or equestrian infrastructure.

In addition, there is a timber-framed holiday let currently under renovation, forming part of a recently approved planning application (PA25/01120) for the conversion of the existing timber-framed structure and adjacent stone barn into one residential dwelling. This consent presents a valuable opportunity for multi-generational living, guest accommodation, holiday letting, or a home-based business venture.

Whether you are searching for a peaceful rural retreat, a home with land and versatility, or a superb equestrian property with exceptional riding on the doorstep, Menaglaze represents a rare opportunity to secure space, privacy, and potential in one of Cornwall's most dramatic and beautiful settings.

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# The Location:

Tucked away in a peaceful and unspoiled corner of Bodmin Moor, the hamlet of Warleggan, within the parish boundary of St Neot, offers a truly tranquil and rural lifestyle surrounded by open countryside, wooded valleys, and wide skies. This hidden gem is ideal for those seeking seclusion, natural beauty, and access to some of Cornwall's most dramatic moorland landscapes.

Despite its secluded feel, Warleggan is conveniently located just a short drive from local towns such as Bodmin, Liskeard, and St Neot, providing essential amenities while maintaining its sense of remoteness. The area is steeped in history and character, with traditional stone cottages, country lanes, and a strong connection to nature.

One of the area's most notable features is Colliford Lake, located just half a mile to the north-east—a vast inland reservoir and nature reserve popular for walking, birdwatching, picnics, and trout fishing. The lake and surrounding moorland offer incredible views and a sense of space rarely found elsewhere in the region.

Warleggan also provides easy access to the A30, Cornwall's main arterial route, making it well-placed for exploring both the north and south coasts, as well as attractions such as the Eden Project, Lanhydrock House, and the historic port town of Fowey.

Whether you're drawn by the natural beauty of Bodmin Moor, the proximity to Colliford Lake, or the peaceful pace of life, Warleggan offers a unique opportunity to embrace countryside living at its finest.

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**Floor 0** Building 1

**Floor 1** Building 1

**Floor 0** Building 2

**Floor 0** Building 3

**Floor 0** Building 4

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**Floor 0** Building 6

**Floor 0** Building 7

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