Bond Oxborough Phillips

Changing Lifestyles

Animal Barn

St Mabyn

PL30 3BX

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Offers Over - £700,000







Animal Barn, St Mabyn, PL30 3BX

A Charming and Characterful Four Bedroom Home with Immaculate Gardens in a Peaceful Rural Setting

- Four bedroom period home with character and charm
- Peaceful rural setting on the outskirts of St Mabyn
- Exposed stonework, vaulted ceilings, and wood burner
- Modern kitchen with integral appliances
- Spacious living room with French doors to the garden
- Versatile layout with home office or studio space
- Impressive rear extension with multi-aspect windows
- Approx. 0.25 acre plot with immaculate gardens
- Detached garage and adjoining workshop
- Allocated parking with EV charger
- Council Banding - E
- EPC - C







Animal Barn is a beautifully presented four bedroom period home, nestled in the idyllic countryside on the outskirts of St Mabyn. Set within a stunning rural location, this unique property blends original character features with modern comforts, all framed by immaculate gardens and a tranquil setting.

Upon entry, you are welcomed into a charming porch that sets the tone for the rest of the home. The exposed original stonework adds warmth and authenticity, offering one of the first glimpses of the character that runs throughout the property.

From the porch, the kitchen and dining room opens out as a bright and functional hub of the home. Featuring modern appliances, generous worktop space, and dual aspect windows, the room is filled with natural light. Contemporary LED downlights add a modern touch, subtly enhancing the space. A staircase leads up to a small landing where more exposed stonework lines the interior wall, offering continuity in style. A double window overlooks the rear garden, allowing light to flow into the upper level.

Off this landing sits the original master bedroom, a wonderfully private retreat with vaulted ceilings, exposed beams, and built-in wardrobe space. The room also benefits from a modern en suite with a walk-in shower, WC, and basin.

Back on the ground floor, the centrally located living room sits adjacent to the kitchen and dining area. This stunning space features high vaulted ceilings, exposed beams, and elegant French doors that open out to the garden. A feature wood burner adds a cosy focal point, perfect for the cooler months, while the double doors encourage seamless indoor-outdoor living during the warmer seasons.

Further through the home, two additional bedrooms are found along with a modern family bathroom, complete with a bath and shower unit, WC, and basin. One of these bedrooms is currently used as a home office or studio, offering flexibility for remote work or creative use.

A later extension to the rear of the property houses an impressive master suite, flooded with natural light from multiple windows. This generous space provides ample room for furnishings and a peaceful outlook over the garden, completing the internal layout of the home.

Externally, Animal Barn sits within approximately 0.25 of an acre. The rear garden is beautifully maintained, featuring a mix of mature shrubs, fruit trees, and lawned areas. A rear patio provides the perfect setting for al fresco dining, while a raised seating area and summer house offer additional spaces to enjoy the outdoors.

At the end of the garden, a detached garage with an adjoining workshop provides excellent storage or hobby space. Allocated parking is available in the courtyard, and an EV charger is installed for added convenience. Solar panels are also fitted, helping to improve the property's energy efficiency.

This is a rare opportunity to acquire a truly special home in a peaceful and sought-after village location. Viewing is highly recommended to fully appreciate all that Animal Barn has to offer.

Changing Lifestyles

St Mabyn is a picturesque and highly regarded village nestled in the North Cornwall countryside, offering a peaceful yet well-connected rural lifestyle. Known for its charming character, welcoming community, and attractive stone-built properties, the village is a desirable choice for both full-time residents and second-home owners.

At the heart of the village sits a beautiful parish church, a popular community pub, and a well-regarded primary school. There's also a local shop providing everyday essentials. The nearby town of Wadebridge, just a short drive away, offers a wider range of amenities including supermarkets, independent shops, cafes, and secondary schooling.

St Mabyn is ideally positioned for exploring Cornwall's north coast, with popular destinations such as Rock, Polzeath, Port Isaac, and Padstow all within easy reach. The surrounding countryside provides excellent walking and cycling opportunities, while the Camel Trail and the River Camel are just a short distance away.

Combining rural charm with practical convenience, St Mabyn is a sought-after village offering the best of countryside living with coast and town amenities close at hand.











Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

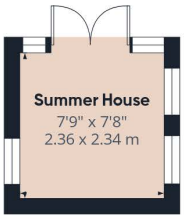
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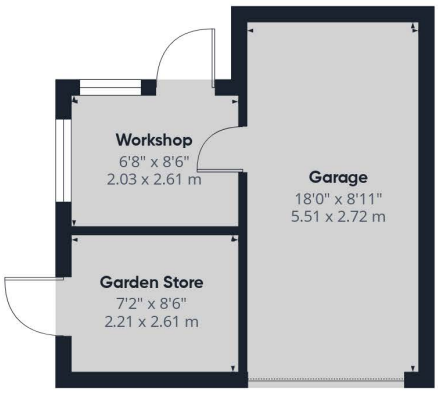
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Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will recieve a referal fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE
Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.
We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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