



Bond
Oxborough
Phillips

Changing Lifestyles

Hobbacott Mill
Hobbacott
Marhamchurch
Cornwall
EX23 0EX

Asking Price: £1,075,000
Freehold



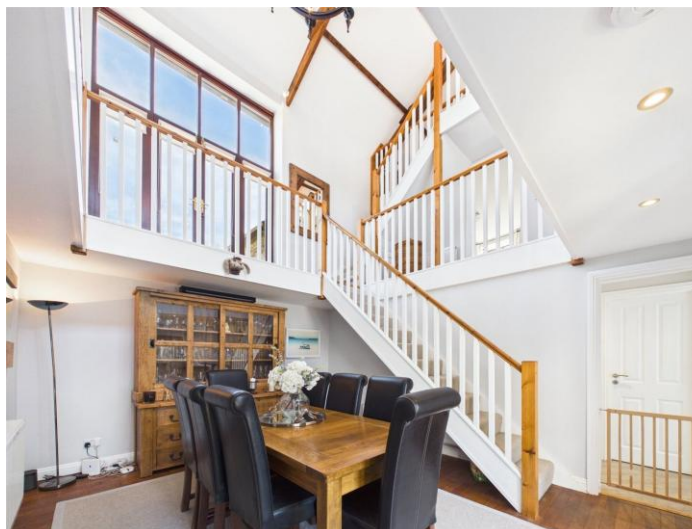
Changing Lifestyles

01288 355 066
bude@bopproperty.com

Hobbacott Mill, Hobbacott, Marhamchurch, Cornwall, EX23 0EX



- 3 Bedroom (2 Ensuite) Principal Residence
- 4 Reception Rooms
- Adjoining 2 Bedroom Annexe
- Approximately 7.17 Acres
- Superb Landscaped Formal Gardens
- Sea Views
- Detached Double Garage
- Hobbies / Store Room Above Garage
- Fitted Solar Panels/5kw Battery System
- Quality Stable Block
- Additional Store Room And Open Store
- Sand School
- Extensive Off-Road Parking
- Ideal Equestrian / Lifestyle Property



An exceptional opportunity to acquire Hobbacott Mill and The Round House, a substantial and highly versatile country residence with adjoining annexe, beautifully positioned on the edge of the sought-after village of Marhamchurch and set within approximately 7.17 acres of gardens and land.

The principal residence is a stunning barn conversion offering generous and characterful accommodation throughout, combining spacious living areas with a highly appealing rural/coastal setting. The accommodation includes 3 bedrooms, with 2 en-suite, together with 4 reception rooms including 2 mezzanine rooms previously used as additional bedrooms, providing excellent flexibility for family living, entertaining and those seeking space to work from home. Adjoining the main residence is The Round House, a well-presented 2 bedroom annexe, ideal for multi-generational living, guest accommodation or potential income use, subject to any necessary consents. The overall layout makes the property particularly adaptable and well suited to a range of lifestyle buyers.



The property benefits from a detached double garage with a useful hobbies/store room above, providing excellent additional storage, workspace or leisure potential and fitted solar panels with a 5kw battery system, enhancing energy efficiency.

Externally, Hobbacott Mill enjoys beautifully landscaped formal gardens which are a real feature of the property, thoughtfully arranged to make the most of the setting and enjoying fantastic views towards the sea. The land extends to approximately 7.17 acres, arranged to provide paddocks, yard areas and excellent equestrian facilities. The stable block has been extended with two further bays, including a store room and open store with a useful sand school, offering quality facilities for those with horses, livestock or outdoor interests.

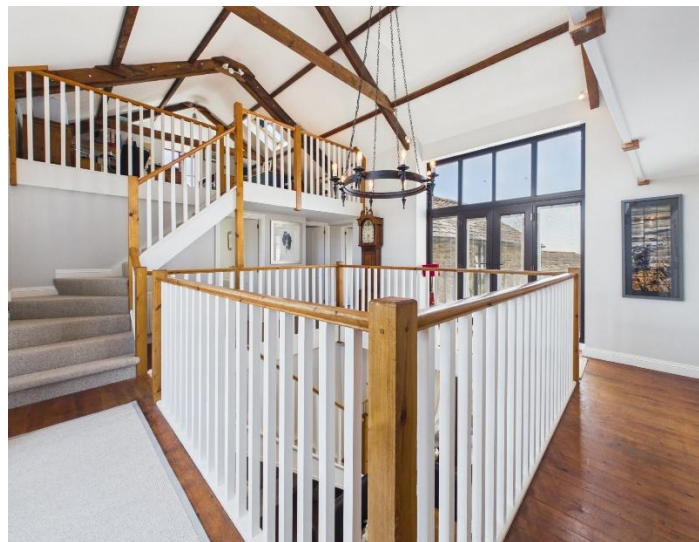
Situated within easy reach of Marhamchurch village, Bude and the North Cornish coastline, this is a rare lifestyle property offering space, versatility, income potential and coastal/rural living in equal measure. Viewing is highly recommended to fully appreciate the setting, accommodation and grounds on offer. Council Tax Band Mill F, Roundhouse C

Changing Lifestyles

01288 355 066
bude@bopproperty.com



The property is situated approximately 1.5 miles from the popular and sought after self contained village of Marhamchurch, both offering a convenient range of local amenities including community village store, places of worship and popular local inn, etc. The popular coastal resort of Bude is some 3 miles offering a more comprehensive range of shopping, schooling and recreational facilities including its leisure centre and 18 hole Links Golf Course etc. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches supporting a whole host of leisure activities together with many cliff top coastal walks. The bustling market town of Holsworthy lies some 9 miles inland. Launceston is some 15 miles and provides access to the A30 which connects in turn to Okehampton and Exeter with its intercity railway network, airport and link to the M5 motorway.



Property Description

Hobbacott Mill

Kitchen/Breakfast Room - 12'11" x 29'3" (3.94m x 8.92m)

Hall

Utility Room - 14'9" x 10'9" (4.5m x 3.28m)

WC - 5' x 4'7" (1.52m x 1.4m)

Dining Room - 12'6" x 15'8" (3.8m x 4.78m)

Vaulted ceiling and stairs to galleried mezzanine level.

Living Room - 13'8" x 15'8" (4.17m x 4.78m)

First Floor Mezzanine Level - Galleried landing and vaulted ceiling. Double opening doors to front and rear elevations with balconys to both and external stairs to ground floor.

Bedroom 1 - 13'3" x 20'1" (4.04m x 6.12m)

Master Ensuite - 9' x 9'8" (2.74m x 2.95m)

Bedroom 2 - 10'8" x 10'2" (3.25m x 3.1m)

Jack and Jill Ensuite - 9'1" x 5'10" (2.77m x 1.78m)

Bedroom 3 - 13'4" x 13'4" (4.06m x 4.06m)

Mezzanine Office - 13'7" x 16'1" (4.14m x 4.9m)

Previously used as a bedroom.

Mezzanine Area - 9'9" x 14' (2.97m x 4.27m)

Previously used as a bedroom.

The Roundhouse

Kitchen/Living Area - 24'4" x 15' (7.42m x 4.57m)

Stairs to First Floor. Steps to:

Bedroom 1 - 11'3" x 8'8" (3.43m x 2.64m)

Bathroom - 8'2" x 8'5" (2.5m x 2.57m)

First Floor

Bedroom 2 - 16'4" x 8'7" (4.98m x 2.62m)

WC - 3'10" x 8'6" (1.17m x 2.6m)

The Gardens - The residence is approached over 2 entrance driveways from the parish road with 1 driveway leading to a communal central courtyard, the other accessed via wooden gates. The exceptionally well tended formal gardens are principally laid to lawn with a variety of well tended flower/shrub beds and borders.

The Land and Stables - The previous and current owners have invested substantially in the the land and stables. Including a block built stable block further extended by the current owners to provide a store room and open store with a generous size yard area, the stables comprise of 4 spacious loose boxes with power connected, water fed from a bore hole and a feed room/store. A lean-to store

The Land and Stables Cont'd - provides a secure tack room. The stables and yard can be accessed via a 5 bar gate off the parish road or via the main entrance driveway, enabling horse boxes and lorries to drive in and out without turning whilst also providing easy access to the useful sand school. The land total approximately 7 acres being gently sloping, arranged over 3 paddocks enclosed by new post and rail fencing, useful field shelters, with an additional access at the top via a 5 bar gate. Mains water connected to the land.

Services - Mains electricity and water. Private drainage. Water to supply to fields with mains supply to field in front of the house whilst the other fields are private bore hole. Oil fired central heating systems for the main house and the roundhouse. Solar panels and 5kw battery system positioned on the double garage.

EPC - Mill - C

Round House - D

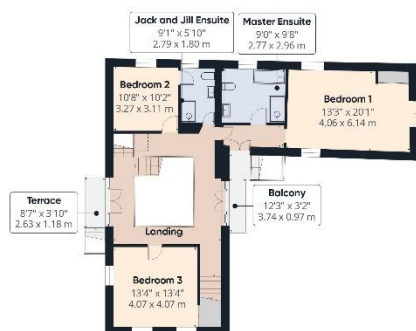
Council Tax - Mill - F

Roundhouse - C

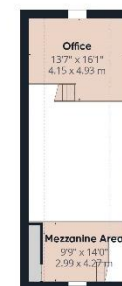
Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.



Floor 0 Hobbacott Mill



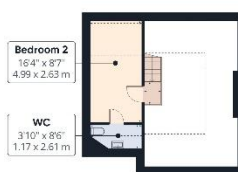
Floor 1 Hobbacott Mill



Floor 2 Hobbacott Mill



Floor 0 The Roundhouse



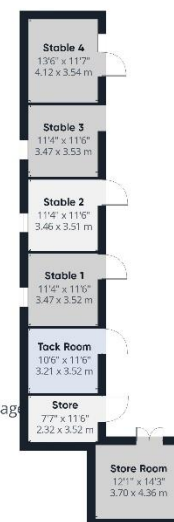
Floor 1 The Roundhouse



Floor 0 Double Garage



Floor 1 Double Garage



Floor 0 Stable Block

Approximate total area⁽¹⁾

5021 ft²

466.7 m²

Balconies and terraces

72 ft²

6.7 m²

Reduced headroom

310 ft²

28.8 m²

(1) Excluding balconies and terraces

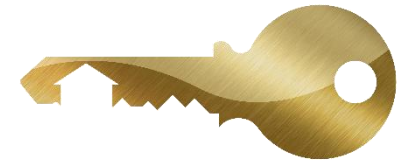
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Hobbacott Mill, Hobbacott, Marhamchurch, Cornwall, EX23 0EX



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Hobbacott Mill, Hobbacott, Marhamchurch, Cornwall, EX23 0EX



Changing Lifestyles

01288 355 066
bude@bopproperty.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 receive a referral 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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Directions

Proceed out of Bude towards the A39, turning right into Kings Hill. upon reaching the A39 turn right again and then take the first turning on the left, signposted Marhamchurch. Continue into the village and upon reaching the centre turn left and continue round the right hand bend with the Bullers Arms on the right hand side. Take the next left hand turning into Hobbacott Lane and proceed out of the village whereupon the entrance to Hobbacott Mill and will be found within approximately 1.5 miles on the right hand side with a name plaque displayed.

We are here to help you find and buy your new home...

34 Queen Street
Bude
Cornwall
EX23 8BB
Tel: 01288 355 066
Email: bude@bopproperty.com

Have a property to sell or let?

If you are considering selling or letting your home,
please contact us today on 01288 355 066 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01288 355 066

for a free conveyancing quote and
mortgage advice.

