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Oxborough  
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*Changing Lifestyles*

2 Leathern Bottle

Michaelstow

PL30 3PE



BRITISH  
PROPERTY  
AWARDS

2025

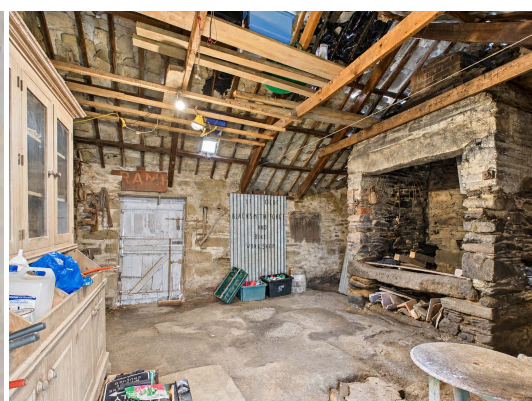
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**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Starting Bid - £150,000**



Changing Lifestyles

01208 814055

# 2 Leathern Bottle, Michaelstow, PL30 3PE



## A Rare Opportunity to Restore a Historic Cottage and Grade II Listed Forge, Steeped in Character and Centuries of North Cornwall Heritage

- Historic cottage and Grade II Listed detached forge
- Set within a plot of approximately 0.17 acres
- Rare opportunity for comprehensive restoration
- Wealth of original character including exposed beams and slate flooring
- Impressive stone-built fireplace with dome oven
- Spacious open-plan first floor with vaulted ceilings
- Detached former blacksmith's forge
- Additional attached single garage
- Generous, predominantly level rear garden
- Fascinating local history dating back centuries
- For sale via the Modern Method of Auction
- Offered with no onward chain
- Council Banding - B
- EPC - G



The property is approached through a traditional wooden entrance porch, where an abundance of natural light provides a welcoming introduction to the cottage. From here, the ground floor opens into two principal rooms, both displaying the wealth of character that runs throughout the building, with features including slate flooring and exposed ceiling beams.

One of these rooms is centred around an impressive stone-built fireplace, creating a wonderful focal point and offering a glimpse of the cottage's past. Adjoining the second reception room is a useful additional space which also provides direct access to the rear of the property.

Upstairs, the principal accommodation is currently arranged as one impressive open room spanning the width of the cottage. Vaulted ceilings and three windows give this space a particularly striking feel and provide an exciting opportunity for a new owner to consider how the first-floor accommodation could best be configured, subject to the necessary listed building and planning consents. To the rear, positioned above the utility room, is a further room together with access to the bathroom.



Externally, the property becomes even more intriguing. Alongside the cottage stands a detached Grade II Listed stone outbuilding with impressive hearth, historically used as the village forge, an important part of Leathern Bottle's story and a particularly fascinating feature. To the rear of the forge is an attached single garage, providing additional storage and potential.

The majority of the approximately 0.17-acre plot lies to the rear, where the garden offers predominantly level ground and plenty of scope for a purchaser to create an attractive outside space sympathetic to the property's setting. A gate at the rear provides access to the back of the property via a right of access along the neighbouring boundary.

The property is offered to the market with no onward chain via the Modern Method of Auction. Given its Grade II Listed status, condition and unique arrangement, viewing in person is highly recommended to fully appreciate the property, its outbuildings and the opportunity on offer.

Steeped in character and local history, 2 Leathern Bottle presents a rare opportunity to restore a fascinating period property with Grade II Listed detached forge, set within a plot extending to approximately 0.17 acres. Requiring comprehensive renovation, the property offers enormous potential for a purchaser looking to breathe the new life into a distinctive piece of North Cornwall's heritage.

Now set back from the ancient crossroads it once served, Leathern Bottle has a fascinating history. Traditionally recorded as the Leather Bottle inn, the cottage is understood to have operated for many years as a drinking establishment. Its name is thought to originate from a hanging leather bottle once used as a visual sign to indicate that an establishment sold ale and wine, at a time when literacy was not widespread.

Its position placed it alongside historic routes travelled from east to west and north to south, with travellers thought to have passed through the area on their way to the 12th-century holy well and 13th-century church at Michaelstow. The Leather Bottle provided a watering hole for travellers and locals, while the detached forge offered blacksmithing services alongside it.

By the early 19th century, the inn had ceased trading and the buildings had moved into residential use. Historical census records refer to two cottage dwellings and the forge, with generations of occupants working as blacksmiths and later in motor, taxi and carpentry trades. The forge continued to play an important role locally, undertaking ironwork for homes as well as wheelwright and farrier work.

Leathern Bottle was once the heart of a wider farmstead incorporating the surrounding fields and both cottages, with what is now the rear garden historically used as a chicken enclosure. The cottages and forge remained within one family's ownership throughout much of the 20th century, during which the surrounding land gradually changed hands and alterations to the B3266 eventually left the cottages set back from the main road.

Today, 2 Leathern Bottle and its historic forge offer an increasingly rare opportunity to acquire and restore a tangible piece of North Cornwall's past. The wealth of surviving character, generous plot and fascinating history make this an exciting proposition for purchasers with the vision to undertake a substantial restoration project.

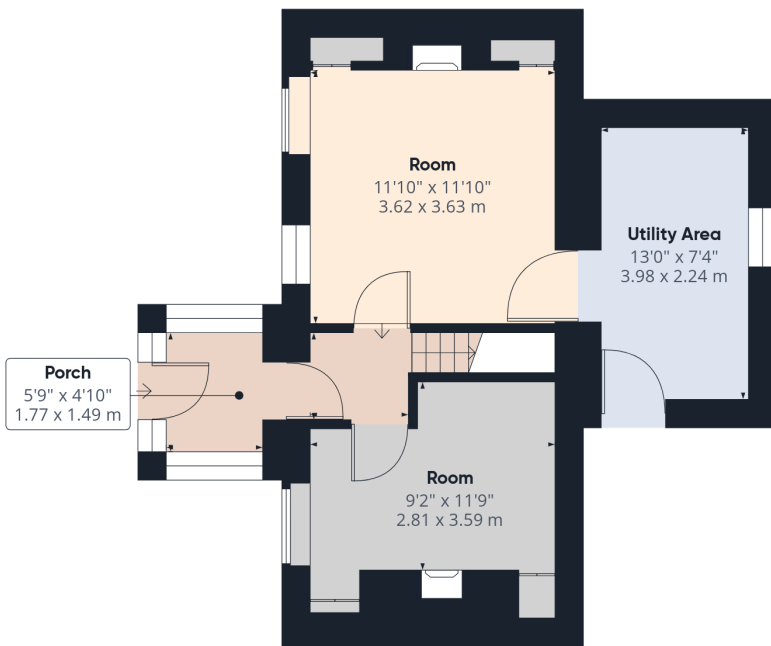


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

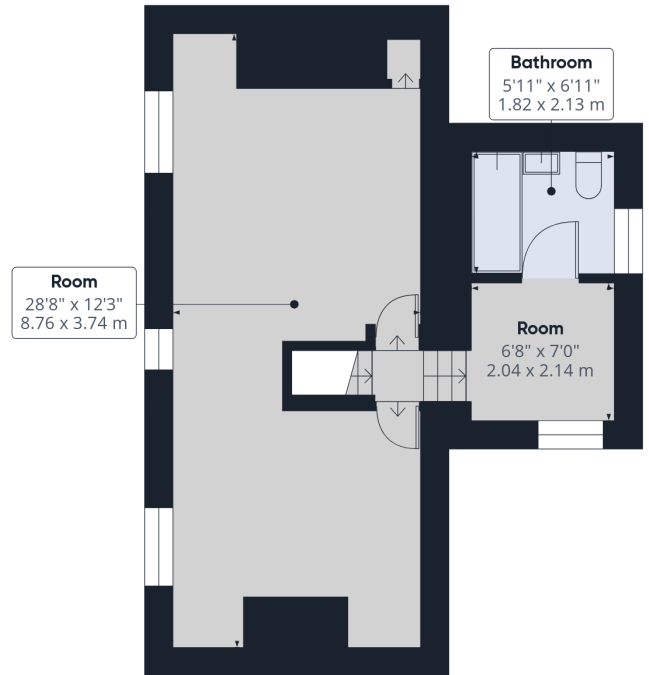
Virtual Tour:



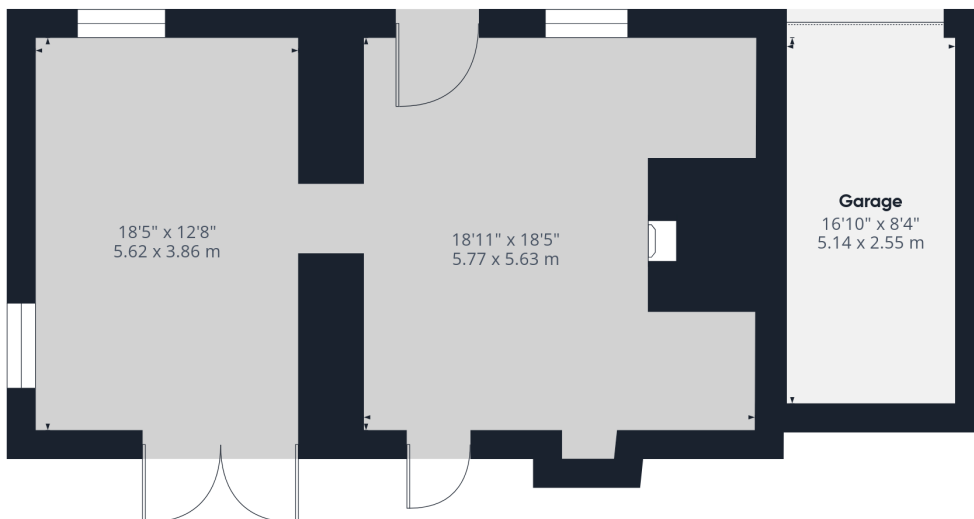
# Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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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 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.

### 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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