Bond Oxborough Phillips

Changing Lifestyles

Little Trenewth
Michaelstow
PL30 3PE

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £625,000







Little Trenewth, Michaelstow, PL30 3PE

A Substantial Cornish Stone Home Set Within Approximately Two Acres of Beautiful Grounds, Offering Character, Versatile Accommodation and Exceptional Potential for Modernisation in a Peaceful Countryside Setting.

- Substantial Detached Cornish Stone Property
- Set Within Approximately Two Acres of Grounds
- Exciting Modernisation & Improvement Opportunity
- Generously Proportioned & Versatile Accommodation
- Multiple Reception Rooms Full of Characterk
- Potential for Annexe or Multigenerational Living
- Substantial Workshop & Additional Outbuildings
- Mature Gardens, Woodland & Countryside Views
- Ample Driveway Parking for Multiple Vehicles
- Peaceful Rural Setting Offering Privacy & Seclusion
- Council Banding - A
- EPC - TBC







Upon entering the property, you are welcomed into a home full of character, with traditional features and generously sized rooms reflecting its Cornish heritage. Whilst the accommodation would now benefit from a programme of modernisation, the space and flexibility on offer provide an excellent foundation for purchasers looking to put their own stamp on a property.

The ground floor offers a variety of reception rooms, each providing its own sense of space and potential. The principal sitting room is a particularly generous area, offering plenty of room for comfortable seating and entertaining, with scope to create a wonderful family living space. Further reception rooms provide excellent versatility and could lend themselves to a formal dining room, additional sitting room, home office or cosy snug, depending on the needs of the next owners.

Moving through the property, the kitchen offers a practical space with plenty of potential to be transformed into the heart of the home. With good natural light and a connection to the surrounding gardens, this area presents an exciting opportunity to create a more contemporary kitchen and dining arrangement, subject to any necessary alterations or consents.

The remainder of the ground floor accommodation further highlights the flexibility of the property, with additional rooms offering a variety of possibilities. Whether purchasers are looking for space to accommodate extended family, visiting guests or simply require additional living areas, the existing layout provides considerable scope for adaptation. There may also be potential to explore annexe-style accommodation or multigenerational living, subject to the relevant permissions and individual requirements.

Heading upstairs, the property continues to impress with its generously proportioned bedroom accommodation. The principal bedroom provides a spacious room with a pleasant outlook over the surrounding grounds and countryside, offering plenty of potential to create an attractive main bedroom.

The additional bedrooms are also well proportioned, providing flexible accommodation for family members, guests or those requiring space to work from home. Bathroom facilities serve the first floor, with the opportunity for purchasers to update and improve the accommodation to meet modern expectations.

Throughout the property, there is a real sense of space and individuality. Although updating is required, the combination of traditional construction, characterful accommodation and a flexible layout offers an exciting prospect for those seeking a long-term family home in a beautiful rural setting.

Step Outside

Stepping outside, the property really comes into its own, with grounds extending to approximately two acres and providing a wonderful sense of privacy, space and seclusion.

The gardens are predominantly laid to lawn, with mature trees, established planting and areas of woodland creating a delightful natural environment. The grounds offer plenty of opportunities for keen gardeners, families or those simply looking to enjoy the peace and quiet of the Cornish countryside.

Surrounding the property are various areas that could be utilised for outdoor seating and entertaining, with scope to create attractive terraces, landscaped gardens or dedicated areas for enjoying the surroundings. The mature grounds provide an established backdrop, whilst the far-reaching countryside views further enhance the property's appealing rural position.

Another significant feature is the substantial workshop, offering excellent space for storage, hobbies or practical use. Together with the additional outbuildings, this provides further flexibility for purchasers, whether they require workshop facilities, space for equipment or wish to explore alternative uses, subject to any necessary planning permissions.

The property also benefits from ample driveway parking, providing plenty of room for multiple vehicles and visiting guests.

Overall, this is a property with enormous potential. Combining traditional Cornish character, substantial accommodation, approximately two acres of grounds and a collection of useful outbuildings, it represents an exciting opportunity for purchasers who are prepared to undertake modernisation and create a truly individual countryside home.

Changing Lifestyles

The picturesque rural village of Michaelstow is nestled within the beautiful North Cornish countryside, surrounded by rolling farmland, mature woodland and attractive countryside views. Situated approximately three miles south of Camelford, the village offers a peaceful and idyllic setting, ideal for those seeking a quieter pace of life whilst remaining within easy reach of local amenities. Steeped in history and traditional Cornish charm, Michaelstow is home to the historic Church of St Michael and All Angels and enjoys a wonderful position close to the western fringes of Bodmin Moor, providing excellent opportunities for countryside walks and outdoor pursuits.

The nearby villages of St Tudy and St Breward offer further local amenities, with St Tudy benefiting from a village shop, public house and primary school. The market towns of Camelford, Wadebridge and Bodmin provide a wider range of shopping facilities, supermarkets, schools and everyday services. The stunning North Cornwall coastline is also within convenient reach, with popular destinations including Port Isaac, Polzeath and Rock offering beautiful beaches, coastal walks and excellent restaurants. Michaelstow therefore offers an appealing balance of rural tranquillity and accessibility, making it a wonderful location for those looking to enjoy the very best of Cornish countryside living.











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:



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Have a property to sell or let?

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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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