



Bond
Oxborough
Phillips

Changing Lifestyles

Trenwyth Barton Higher Tolcarne TR9 6DD



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £625,000



Changing Lifestyles

01208 814055

Trenwyth Barton, Higher Tolcarne, TR9 6DD



A Rare Countryside Retreat on the Edge of St Mawgan, with Spacious Living, Sunroom Serenity, and a Wrap-Around Garden to Call Your Own.

- Impressive Detached Home
- Ground Floor Living!
- Large Sunroom Extension
- Practical Kitchen
- Open Plan Kitchen/Dining Room
- Large Wrap Around Private Rear Garden
- Off-Road Parking
- Double Garage
- Popular Coastal Location
- Council Banding - E
- EPC - TBC



Nestled in the peaceful rural hamlet of Higher Tolcarne, between the ever-popular St Columb Major and St Mawgan, Trenwyth Barton is a beautifully presented four-bedroom detached home set within a generous 0.34 acre plot, offering both space and versatility in a truly idyllic countryside setting.

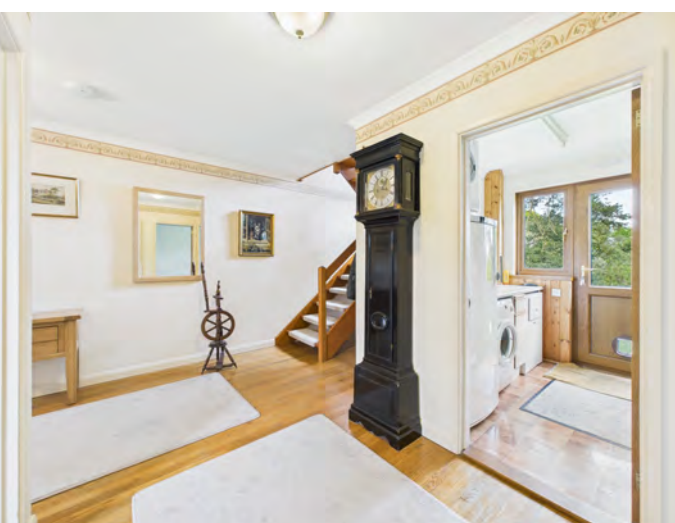
The property's impressive open-plan ground floor layout features a wrap-around living area, seamlessly blending dining and living spaces with a well-equipped kitchen area. Flowing on from here, an extension creates an additional reception room, a light-filled space perfectly designed for relaxing with family, entertaining guests, or simply taking in the serene surroundings and views of the spacious gardens and visiting wildlife.

Also on the ground floor, the property offers two well-sized bedrooms, a modern family bathroom, a useful utility room, and access to a large single garage providing ample storage or workshop potential.

Upstairs, you'll find two further bedrooms and an additional bathroom, making this home an ideal choice for families, multi-generational living, or those seeking flexible accommodation options.

Externally, Trenwyth Barton truly shines with its generous gardens and outdoor space. Surrounded by open countryside, it's a haven for gardening enthusiasts, outdoor dining, or simply enjoying tranquil afternoons in a private, picturesque setting. The size of the plot also lends itself to potential future expansions or outbuildings (subject to any necessary consents).

Positioned in a quiet, rural setting just outside the sought-after village of St Mawgan and a short drive from the stunning beaches at Mawgan Porth and Watergate Bay, this is a fantastic opportunity for those looking to embrace Cornish countryside living while remaining within easy reach of the coast and local amenities.



Changing Lifestyles

Tucked away in the peaceful Cornish hamlet of Higher Tolcarne, this hidden gem lies just moments from the heart of St Mawgan, one of Cornwall's most charming and unspoilt villages. Surrounded by rolling green hills, patchwork fields, and quiet country lanes, it offers a real sense of rural seclusion — a place where time slows down and nature takes centre stage.

St Mawgan is a postcard-perfect village with a warm community feel, home to a much-loved traditional pub, a cosy tearoom, a village shop, and an ancient church steeped in history. From Higher Tolcarne, it's only a short drive to the dramatic North Cornwall coast, with the golden beaches of Mawgan Porth, Watergate Bay, and the South West Coast Path all within easy reach.

Whether you're seeking long walks in the countryside, days on the beach, or simply a quiet place to retreat and recharge, Higher Tolcarne offers the best of both coast and country — a tranquil setting with all the beauty and charm Cornwall is known for.



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.

Scan here for
our Virtual Tour:





Floor 0



Floor 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

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.