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Oxborough
Phillips

Changing Lifestyles

Greenwix Farmhouse

St Mabyn

PL30 3BX



BRITISH
PROPERTY
AWARDS

2023

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £750,000



Changing Lifestyles

01208 814055

Greenwix Farmhouse, St Mabyn, PL30 3BX



A stunning 4/5 bedroom cottage nestled in the charming village of St Mabyn, offering mature gardens and a beautifully characterful interior – the perfect blend of countryside tranquility and timeless charm.

- Impressive Detached Characterful Cottage
- Modern Family Bathroom
- Beautiful Interior Throughout
- Spacious Dining Room
- Practical Utility Room
- Private Mature Garden
- Off-Road Parking
- Popular Village Location
- Council Banding - tbc
- EPC - tbc



Tucked away in the picturesque village of St Mabyn, Greenwix Farmhouse is a beautifully presented 4/5 bedroom cottage offering an exceptional blend of character, space, and countryside living.

This charming home is set within a private, landscaped plot and is just a short stroll from the village centre – a rare find in such a sought-after location.

Entering via the rear of the property, you're welcomed into a generous utility space complete with wooden flooring, high ceilings, a large sink, ample worktop space, and plumbing for white goods. A separate boiler room sits adjacent to a convenient ground floor W.C., adding a touch of everyday luxury and practicality.

To the right of the utility room, a well-sized ground floor double bedroom awaits, featuring dual-aspect windows that flood the space with natural light. This versatile room could equally serve as a home office, guest room, or second sitting room.

The heart of the home is the beautifully characterful kitchen, where a stunning AGA takes centre stage. Exposed ceiling beams add warmth and depth, while a double window brings in plenty of light. With room for a central dining table and ample workspace, it's a true country kitchen designed for both cooking and conversation.

Leading on from the kitchen is the formal dining room – a spectacular space with plenty of room for a large dining table, exposed beams, and a feature fireplace that could house a wood burner. This room is perfect for entertaining, special occasions, or simply enjoying family meals.

A central hallway runs through the property, showcasing the original front door – a delightful period feature. To the front of the home, a cosy yet spacious living room provides the ideal setting for relaxing evenings, complete with charming cottage proportions and a welcoming ambiance.

Upstairs, the farmhouse continues to impress with four generous bedrooms. The principal bedroom is a standout, offering dual windows, built-in storage, and ample space for a full suite of furnishings. The remaining three bedrooms are all well-proportioned, with room for double beds and personal touches. Completing the upper floor is a stylish and modern family bathroom with a bath and shower over, W.C., and basin.

Externally, Greenwix Farmhouse enjoys an enchanting, tiered garden – a true haven for gardeners and families alike. Mature shrubs and trees frame the lawned areas, while a rear patio with a pergola creates the perfect outdoor entertaining space. The garden is private and fully enclosed, and the property also benefits from its own driveway and private parking.

With its characterful interior, generous accommodation, and beautifully landscaped garden, Greenwix Farmhouse is a unique offering in the North Cornwall countryside. Whether you're looking for a full-time family home or a countryside retreat, this property delivers style, space, and serenity in equal measure.



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Nestled amid the rolling green hills of North Cornwall, St Mabyn is a charming and peaceful village that perfectly captures the essence of rural English life. Located just a few miles from the bustling market town of Wadebridge, this quiet corner of the countryside is steeped in history, natural beauty, and a warm, welcoming community spirit.

At the heart of the village lies the beautiful Parish Church of St Mabena, a 15th-century granite building with a striking tower that dominates the skyline. Surrounded by stone cottages, narrow winding lanes, and views over lush farmland, the church reflects the timeless atmosphere that defines the village.

Though small, St Mabyn offers a sense of connection and tradition. The village pub, The St Mabyn Inn, is a hub of local life, serving up hearty meals and a selection of Cornish ales.

There's also a well-regarded primary school and a community shop that's run by locals.

The surrounding landscape is typical of North Cornwall — gently undulating fields lined with hedgerows, scattered woodlands, and easy access to both Bodmin Moor and the Camel Estuary. It's a great base for walkers, cyclists, and those looking to explore the nearby Atlantic coast, with places like Padstow, Rock, and Polzeath just a short drive away.



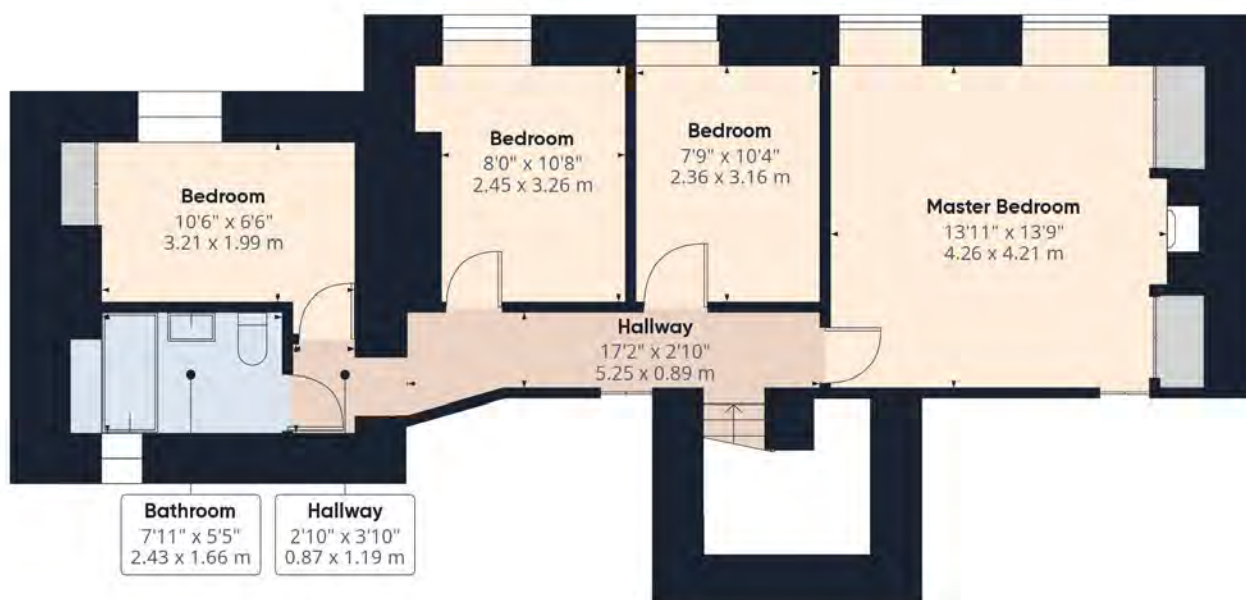
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Floor 0



Floor 1

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