



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Menaglaze  
Warleggan  
PL30 4HD



BRITISH  
PROPERTY  
AWARDS

2023

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £850,000**



Changing Lifestyles

01208 814055



# Menaglaze, Warleggan, PL30 4HD



An increasingly rare opportunity to acquire a unique large family home with development potential...

- Refurbished 4-bedroom detached home
- Set in approximately 5 acres of private land on Bodmin Moor
- Includes private driveway, car ports, and multiple outbuildings
- Private Parking for Multiple Vehicles
- Cosy formal living room with exposed stone fireplace & woodburner
- Modern family bathroom with separate bath and shower
- Planning permission granted (PA25/01120) to convert holiday let & barn into a residential dwelling
- All bedrooms offer countryside views; master with built-in wardrobe
- Council Banding - E
- EPC - TBC

Set in the heart of Cornwall's dramatic Bodmin Moor Area of Outstanding Natural Beauty (AONB), Menaglaze is a beautifully refurbished four-bedroom detached home, situated in the quiet hamlet of Warleggan, within the parish boundary of St Neot.

Positioned within approximately 5 acres of private grounds, the property offers peace, privacy, and exceptional space both inside and out. This is a true lifestyle property—perfect for those seeking a blend of rural living, self-sufficiency, equestrian potential, and exciting development opportunities.

Approached via a private shared driveway, Menaglaze enjoys a secluded and elevated position surrounded by rolling moorland and open skies. Upon entering, you are welcomed into a large, light-filled porch extension—a practical and stylish space for storing coats, boots, and outdoor gear, while setting the tone for the rest of the property. From here, the well-appointed kitchen unfolds, featuring an abundance of worktop space, cupboards, and drawers, alongside a suite of modern appliances. Dual-aspect windows bathe the room in natural light, creating an airy and inviting environment ideal for home cooks and family living.

Turning left from the porch, a generously proportioned reception extension offers a stunning living space with wide windows framing views over the land. This bright and versatile room is perfect for relaxing or hosting guests, and the current owners have cleverly incorporated a study area, adding further functionality. Moving further into the home, a formal dining room awaits—complete with tiled flooring and a characterful feature fireplace housing a wood-burning stove. This is a warm and social space, ideal for family gatherings and entertaining. Adjacent to the dining room is the formal living room, a cosy retreat with slate flooring and another wood-burning stove set into a striking exposed stone fireplace. A single window looks out across the countryside, enhancing the room's sense of comfort and connection to the surroundings.

Also on the ground floor is a separate utility room, providing a dedicated space for laundry and white goods, as well as a convenient downstairs WC. Upstairs, four well-proportioned bedrooms are arranged along a central hallway. Each bedroom offers its own unique view of the surrounding countryside, making the most of the home's rural setting. The master bedroom features a built-in wardrobe, while the stylish family bathroom includes a separate bath, walk-in shower, WC, basin, and an LED-lit mirror for a sleek, modern finish.

Outside, the property's approximately 5 acres of land are thoughtfully laid out to support a wide range of lifestyles and uses. A gated and mature front garden is planted with a variety of shrubs and flowers, creating an attractive and private outdoor space. Beyond this, a large enclosed field with a river running along its edge provides scope for grazing, smallholding use, or simply enjoying nature. A further mature paddock is located at the top of the property and is also securely gated—making this an ideal property for equestrian use. The riding in the surrounding area is exceptional, with access to a vast network of bridleways and open moorland trails.

The grounds also include a range of outbuildings that enhance the home's versatility. These include a large Field Shelter/Car Port, a single Field Shelter/Car Port, a workshop, and a wood store—providing excellent storage and workspace options. There is also a timber-framed holiday let currently under renovation, which forms part of a recently approved planning application (PA25/01120) for the conversion of the existing timber-framed holiday let and adjacent stone barn into one residential dwelling.

This granted planning permission represents a fantastic opportunity for those seeking multi-generational living arrangements, additional accommodation for guests or holiday letting, or the chance to create a home-based business. Whether you're a family looking for a peaceful rural retreat, a buyer in search of land and workspace, or someone with equestrian or development aspirations, Menaglaze is a rare find—offering space, seclusion, and substantial potential in one of Cornwall's most beautiful and untamed locations.



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# The Location:



Tucked away in a peaceful and unspoiled corner of Bodmin Moor, the hamlet of Warleggan, within the parish boundary of St Neot, offers a truly tranquil and rural lifestyle surrounded by open countryside, wooded valleys, and wide skies. This hidden gem is ideal for those seeking seclusion, natural beauty, and access to some of Cornwall's most dramatic moorland landscapes.

Despite its secluded feel, Warleggan is conveniently located just a short drive from local towns such as Bodmin, Liskeard, and St Neot, providing essential amenities while maintaining its sense of remoteness. The area is steeped in history and character, with traditional stone cottages, country lanes, and a strong connection to nature.

One of the area's most notable features is Colliford Lake, located just half a mile to the north-east—a vast inland reservoir and nature reserve popular for walking, birdwatching, picnics, and trout fishing. The lake and surrounding moorland offer incredible views and a sense of space rarely found elsewhere in the region.

Warleggan also provides easy access to the A30, Cornwall's main arterial route, making it well-placed for exploring both the north and south coasts, as well as attractions such as the Eden Project, Lanhydrock House, and the historic port town of Fowey.

Whether you're drawn by the natural beauty of Bodmin Moor, the proximity to Colliford Lake, or the peaceful pace of life, Warleggan offers a unique opportunity to embrace countryside living at its finest.





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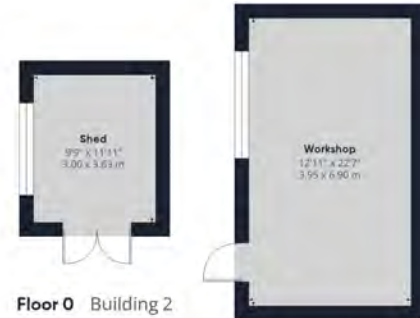
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