



Near Bolventor





SITUATION Located on a no-through road within the stunning scenery of Bodmin Moor in the hamlet of Bolventor, with the famous Jamaica Inn restaurant and farm shop.

A more comprehensive range of shopping facilities can be found at either Bodmin or Launceston towns 10 and 11 miles distant respectively. The vital A30 trunk road is easily accessed and links the cathedral cities of Truro and Exeter.

At Exeter there is access to the M5 motorway network and an international airport. Bodmin Parkway railway station (13 miles) provides regular access to London Paddington (via Plymouth) and Newquay International Airport is 29 miles to the south-west.

DESCRIPTION A superb smallholding surrounded by beautiful grounds with riding out directly onto Bodmin Moor. The centrepiece to this moorland gem is a unique, Grade II listed residence which has been subject to considerable investment by the current vendors whilst retaining a wealth of character features.

The accommodation is illustrated on the floorplan and the main house briefly comprises: a covered verandah with front door into the entrance hallway, dining room with wood floors and French doors to the front, dual aspect drawing room with wood floors, open fireplace and marble surround, snug with French doors to the garden and ground floor WC.

The kitchen/breakfast room has bespoke solid wood units, central island, wood and granite worktops, Aga, utility room/larder with appliance space for washing machine and fridge/freezer and boot room with doors to the kitchen garden and rear courtyard.

The hallway leads to a WC, tack room, blanket room and drying room with door to the rear courtyard.

A switchback staircase from the hall leads to the first floor with 3 double bedrooms, (2 with eaves storage and all with wooden floors), shower room with WC and feature bathroom with freestanding cast iron bath, separate shower cubicle, fireplace, WC and linen cupboard.

THE COACH HOUSE Ideal for ancillary accommodation, The Coach House has been used in recent years as a holiday let. The ground floor



has a kitchen/breakfast room, lounge/dining room and to the first floor there is a shower room and 2 bedrooms with exposed A-frames.

OUTSIDE The property is approached from a no-through road to a gated entrance opening onto the circular gravel driveway. The driveway splits and leads to off road parking for several vehicles. To the rear of the property is a large barn with workshop, orchard and courtyard with log store.

The equestrian facilities include block-built stables which have capacity for 10 loose boxes and feed room, sand school accessed direct from stables and separate concrete hardstanding for trailers.

The land stretches from the property toward Bodmin Moor with paddocks, field shelter, croquet lawn, kitchen garden and stream-fed lakes (a seldom used public footpath crosses the lakes and lower land). To the side of the property is a wonderful woodland area with pathways leading to the front lawn.

The property extends in all to 10 acres (or thereabouts).

SERVICES Mains water and electricity. Private drainage. Oil fired boilers for heating and hot water. Council tax bands: E (Main House), B (Coach House). Full EPCs available on request. Please note the agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment through David J Robinson Estate Agents & Auctioneers. Hosted Virtual Viewings are available for this property.

DIRECTIONS Please full address and directions, please contact the office on 01566 777888



Near Bolventor, Launceston Cornwall

Launceston 11 miles - Bodmin 10 miles -
Exeter (M5) 52 miles - Plymouth 30 miles

- Hosted Virtual Viewings
- Striking Grade II Listed House
 - Detached Coach House
 - Large Stone Barn
 - Stables & Sand School
- Stream-Fed Lakes & Woodland
 - 10 Acres In All
- EPC F & D - Council Tax E & B

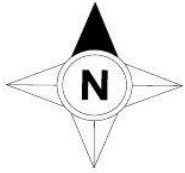


“A most impressive equestrian smallholding with a striking Grade II Listed house, detached cottage and fantastic riding out to Bodmin Moor.”



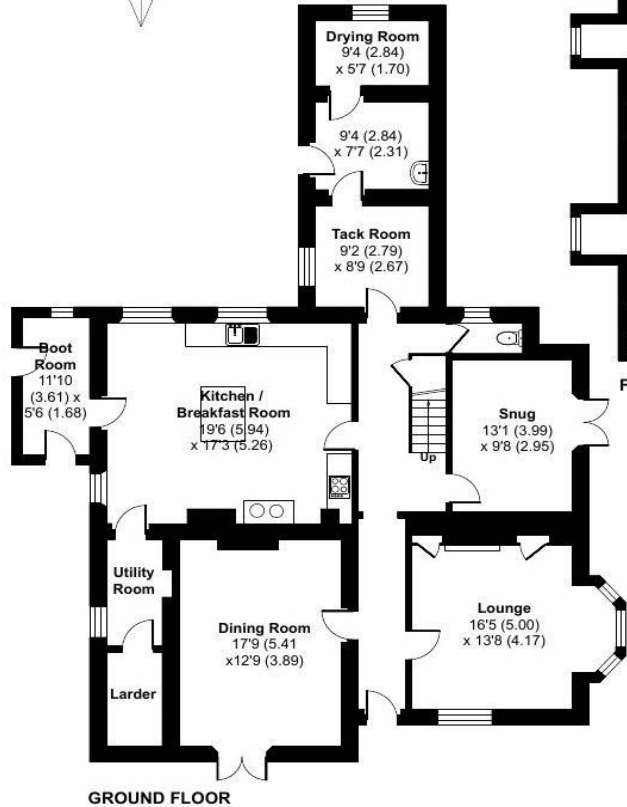
DAVID J ROBINSON
ESTATE AGENTS & AUCTIONEERS

Guide Price £1,100,000 Freehold

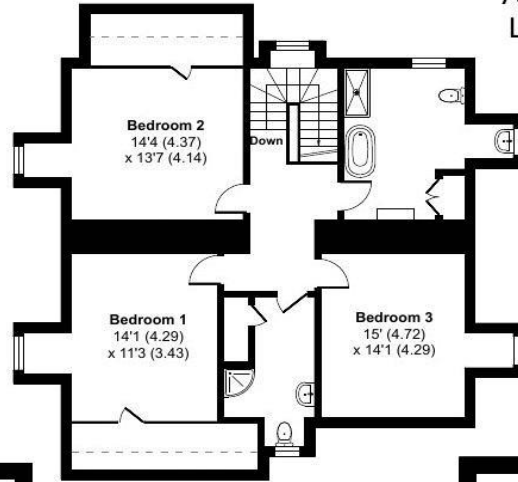


Approximate Area = 2723 sq ft / 252.9 sq m
 Limited Use Area(s) = 200 sq ft / 18.5 sq m
 Outbuildings = 3066 sq ft / 284.8 sq m
 The Coach House = 906 sq ft / 84.1 sq m
 Total = 6895 sq ft / 640.3 sq m

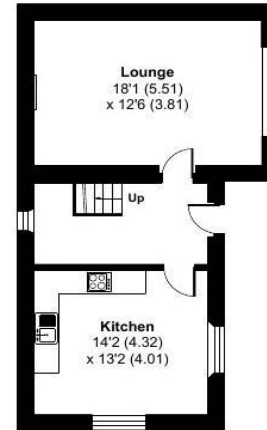
For identification only - Not to scale



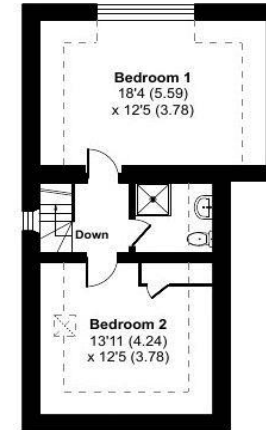
GROUND FLOOR



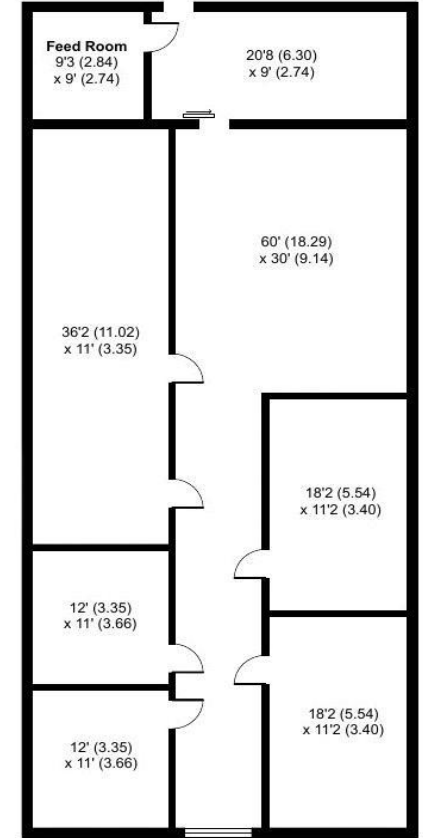
FIRST FLOOR



THE COACH HOUSE
GROUND FLOOR



THE COACH HOUSE
FIRST FLOOR



STABLES



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for David J Robinson Estate Agent and Auctioneers Ltd . REF: 976870

For more information or to arrange a viewing, please contact us:

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



David J Robinson Estate Agents & Auctioneers Ltd assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure these particulars are accurate, the text, photographs, plans, measurements and distances are for guidance only. The Agents have not tested or inspected any services or facilities. Interested parties must satisfy themselves by inspection or otherwise.