

Retire  
Bodmin  
PL30 5LP

Asking Price £680,000

- 1.7 ACRES
- STABLING
- GOOD RIDING OUT
- THREE BEDROOMS
- HOLIDAY ANNEXE
- PARKING
- CONSERVATORY
- ENSUITE BEDROOM
- RURAL LOCATION





Tenure - Freehold

Council Tax Band - E

Floor Area - 1528.00 sq ft



### Property

An lovely equestrian, small holding comprising of a lovely three bedroom stone barn conversion set in approximately 1.7 acres of level pasture, large timber barn with stables and further detached holiday annexe.

Accommodation within this individual home briefly comprises entrance hall, galleried landing, sitting room with large fire breast and wood burning stove, main bedroom ensuite, conservatory, kitchen/diner, two further double bedrooms and family bathroom.

Outside are attractive and mature gardens with parking area, mature shrubs and level lawn area. The land is ideal for a horse or donkeys, goat or a small flock of sheep. There is a large timber barn with water, power and stabling . There is also a large concrete yard area, ideal for storing a horsebox, lorry or further cars or boat or trailer.

### Location

This is a wonderful quiet location nestled in a small hamlet, and convenient for The towns of Bodmin, St Austell, Wadebridge and also a few miles away to the A30 dual carriageway providing easy access West further into Cornwall or East out of Cornwall towards Devon. There is bridle way, and various footpaths all nearby, giving great access for those with horses and dogs..

### Hallway

27'10" x 11'9" (8.5m x 3.60m)

Upvc front door with slate tiled floor, galleried stairwell with landing, mezzanine level, cloaks cupboard, wall mounted consumer unit, panelled radiator,

### Kitchen/Diner

19'0" x 12'2" (5.81m x 3.71m)

A great room for entertainment, range of white units with rolled edged timber worktops over deep stainless steel sink unit with mixer taps and filtered water tap, decorative tiled splashback, matching wall units, panelled radiator. double glazed window to side and double glazed French doors to rear enclosed garden, slate tiled floor, electric oven and grill, space for double fridge/freezer unit, inset spot lights, door to:

### Utility Room

9'0" x 3'10" (2.75m x 1.18m)

Tiled floor, plumbing for washing machine, panelled radiator, extractor fan.

### Family Bathroom

13'8" x 7'7" (4.19m x 2.33m)

Tiled walls and flooring, free standing rolled top bath, low level WC, his and hers wash basins, inset into vanity unit with draws and mirror above, inset shower cubicle with electric shower, cupboard housing oil fired central boiler, Upvc double glazed window to side elevation, extractor fan.

### Bedroom One

12'2" x 8'7" (3.73m x 2.64m)

Panelled radiator, double glazed window to side elevation, built in wardrobes.

### Bedroom Two

13'6" x 12'1" (4.14m x 3.70m)

Double glazed window to side elevation, panelled radiator, two built in wardrobes.

### Mezzanine landing

Double doors leading to:

### Conservatory

11'10" x 9'10" (3.61m x 3.00m)

Double glazed to three sides overlooking the mature garden, Upvc Double glazed doors to the garden terrace.

### Full Landing

Panelled radiator, double glazed window to side,

### Main Bedroom

12'5" x 10'4" (3.81m x 3.17m)

Range of built in bedroom furniture, panelled radiator, double glazed windows to two sides, door to:



### Ensuite

7'2" x 3'9" (2.2m x 1.16m)

With shower cubicle with electric shower, corner wash basin, low level WC.

### Sitting room

24'7" x 12'6" (7.5m x 3.83m)

A lovely character room with large brick fire place large lintel over with built in wood burning stove, exposed floor boards, exposed roof timbers, three double glazed windows to both sides, over looking garden.

### Annexe/studio/holiday let

17'9" x 9'8" (5.42m x 2.95m)

A great stone barn a lovely detached annexe, with decking area to front, kitchen with cream units and round edged work tops, built in stainless steel sink unit, integral oven and grill with ceramic hob above, space for fridge/freezer, wall mounted air conditioner unit, L-shaped bench in the dining area, bedroom area with sky light, exposed roof timbers, panel walls, door to

### Wet Room

11'4" x 3'5" (3.47m x 1.05m)

Low level WC, pedestal wash basin, shower area with rain head shower, composite flooring, extractor fan, double glazed window.

### Outside

Double timber gates leading into the tarmac parking area for 4/5 cars, mature shrubs and trees, path to front door and path leading to rear and then to the large side level garden with large west facing terrace, lawn area, ideal for alfresco dining small pond.







Retire, Bodmin, PL30 5LP



### Land

This is approximately 1.7 acres with clear defined natural boundaries and ideal for those with equestrian interest or for those looking to have a number of livestock. Five bar gate leading into a concrete yard area, ideal for parking horse box, horse lorry, or boat and other vehicles. concrete drive leading to the field via gate laid to pasture and with field shelter.

### Barn

37'7" x 30'4" (11.48m x 9.25m)

Large timber constructed barn with electric, light and water, split into three areas, ideal for storing implements and set out into looses boxes/stalls ideal for livestock or ponies.

### Coral

Concrete coral, with post and rail fencing, leading to barn and the field.

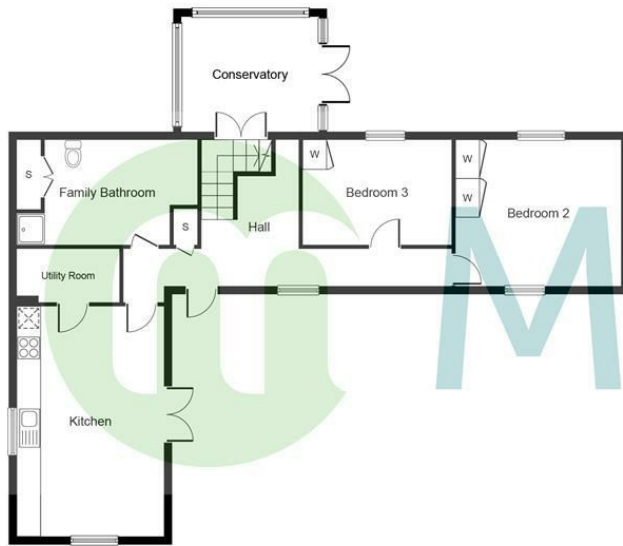
### Services

Private drainage, oil fired central heating, mains electricity and mains water. Council tax band 'E'

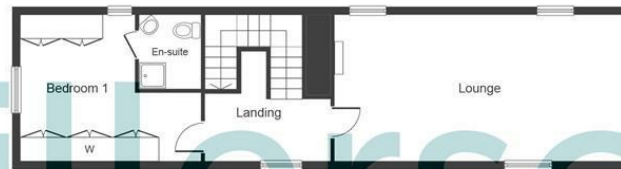


## Directions To Property

From the Victoria Roche services junction on the A30, head north and turn left off the roundabout the road before East Slip road to Bodmin, then turn next sharp left after about ten meters, then after about 100 meters, turn next right and proceed down this road for about 1/4 of a mile and then turn right at a small cross roads, and proceed down here for another 1/4 mile, and then turn left into the hamlet Retire, proceed around to the right and the property will be found on the left.



Ground Floor



First Floor



Annex

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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## Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			77
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		38	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	