

Benclivedan

NORTH CORNWALL



Jackie Stanley
ESTATE AGENTS



- ***Stunning Five Double Bedroom Country Residence of Over 2,860 Square Feet***
- ***Set in Private Gardens, Grounds, Paddock & Copse of Approximately 0.8 Acres***
- ***Elegant Living Spaces with Wood Burning Stove & Recently Fitted Contemporary Kitchen***
- ***Three En-Suite Bathrooms***
- ***Large First Floor Entertaining Area with Vaulted Ceiling***
- ***Home Office Complete with Ultrafast Broadband & 5G Mobile Coverage***
- ***Detached Double Garage with Loft Space, Additional Single Garage & Ample Driveway Parking***
- ***Situated in a Highly Convenient Location close to the North Cornish Coast***

Situated in a highly convenient location just four miles from both Trebarwith Strand and Boscastle on the rugged North Cornish coast is Benclevenan, a luxurious five double bedroom country home set in private gardens, grounds, paddock, and copse of approximately 0.8 acres.

Boasting elegant living spaces, a high-spec kitchen, multiple en-suites and easy access to the North Cornish coast, Benclevenan combines rural seclusion with modern convenience.

Accessed via a secluded entrance and long private driveway, the property sits well back from the roadside, framed by lawned frontage and offering extensive parking in addition to both a single and a double garage each with electric doors. The double garage also benefits from an internal staircase ascending to a first floor attic room with a window at one end.

The home opens with a welcoming porch and impressively generous entrance hall with useful storage and home office. From here, the accommodation flows naturally into the principal living spaces. The lounge is an elegant and inviting room, featuring a huge stone fireplace with log burner, exposed timber beam and ample space for sofas and occasional furniture. This leads through to the adjoining dining area dining space, the highlight being the large vaulted lightwell in the ceiling flooding the room with natural light. Bi-fold doors open directly onto the garden and durable Karndean flooring can be found underfoot – a perfect setting for family gatherings or entertaining.

Benclivedan, North Cornwall

PL32 9TZ £775,000 guide





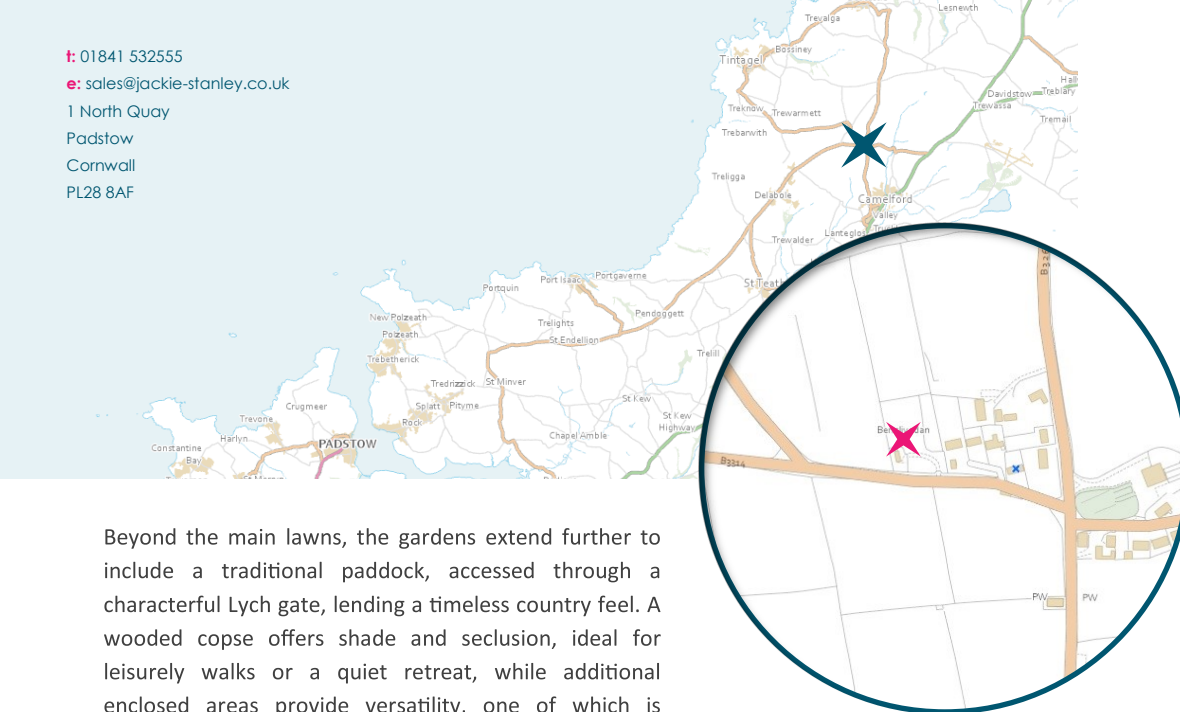
At the heart of the home lies the recently installed kitchen, showcasing bespoke Corian worktops, an integrated double sink with chrome mixer tap, and an impressive selection of premium appliances including a Smeg self-cleaning double oven, AEG ceramic hob and dishwasher, Whirlpool refrigerator, CDA wine cooler, and In-Sinkerator waste disposal unit. A matching utility/laundry room with fitted cupboards, plumbing, and external access complements the kitchen perfectly.

The ground floor also includes two spacious double bedrooms. The master benefits from built-in wardrobes and an en-suite shower room, while the second bedroom is served by a luxurious bathroom with freestanding oval tub, vanity unit, and contemporary tiling, which also doubles as an en-suite when required.

A timber staircase with spindle balustrade rises to the first floor, where a large open-plan landing currently serves as an entertaining space. This impressive area is bathed in natural light, enjoying vaulted ceilings with exposed timbers, Velux skylights, and wide-reaching views across Rough Tor. A further three double bedrooms are located on this floor, one with its own en-suite shower room, while the others are served by a well-appointed family shower room.

The grounds are extensive and beautifully maintained, providing a wonderful balance of formal gardens, open space, and natural features. To the rear of the house, a broad sandstone-paved terrace runs the full width of the property, offering the perfect setting for outdoor dining, entertaining, or simply enjoying views across the garden. From here, the space flows onto wide, manicured lawns bordered by an array of mature shrubs, plants, and specimen trees, creating both colour and privacy throughout the seasons. There is a workshop with power and light and even a colourful summerhouse.

t: 01841 532555
 e: sales@jackie-stanley.co.uk
 1 North Quay
 Padstow
 Cornwall
 PL28 8AF



Beyond the main lawns, the gardens extend further to include a traditional paddock, accessed through a characterful Lych gate, lending a timeless country feel. A wooded copse offers shade and seclusion, ideal for leisurely walks or a quiet retreat, while additional enclosed areas provide versatility, one of which is currently used to accommodate livestock.

In total, the gardens, grounds, paddock, and copse extend to approximately 0.8 acres, offering not only a beautiful outlook from the house but also a highly practical and versatile outdoor environment. Whether for family recreation, gardening, or simply enjoying the peace and charm of the countryside, the grounds create a truly idyllic setting.

Benclivedan combines the appeal of a secluded countryside retreat with the practicality of modern living. Offered freehold, the property currently consists of three titles, which are in the process of being amalgamated into one for the benefit of the purchaser. Services to the property include mains water and electricity, private drainage and an oil fired central heating system. EPC rating D. Council tax band F. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile coverage.

The location of Benclivedan affords convenient access to the rugged North Cornish coastline. Just four miles distant lies the spectacular beach at Trebarwith Strand and the picturesque harbourside village of Boscastle, while Port Isaac, Rock, and Padstow are all within easy reach. Camelford is only a few minutes' drive away, providing independent shops, a post office, library, supermarkets, and a health centre, with the A39 Atlantic Highway less than a mile from the property for swift travel throughout Cornwall and beyond.

To find Benclivedan, follow the A39 from Wadebridge signposted to Camelford. After approximately 9 miles, turn left onto the B3266 signposted to Boscastle and Tintagel. Follow the B3266 for approximately 2 miles and then turn left onto the B3314 signposted to Tintagel. After approximately 75 yards, turn right into the private driveway and benclivedan can be found at the far end. The postcode for satellite navigation is PL32 9TZ. What3words: delight.bumps.lecturers

