



Bests Penquite



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Blisland, Bodmin, PL30 4LH

Blisland 1.5 miles - Bodmin 7 miles - Wadebridge 10 miles

An opportunity to acquire a delightful barn conversion with just over 5.4 Acres of land, enclosed stable yard, a one bedroom cottage, large garage with WC and office space above, in a private secluded moorland position with far reaching views across moorland and out to the Camel estuary and North Cornish Coast.

- Set Within 5.4 Acres
- Stable Yard With Planning Permission
- Garage With Office Space Above
- Orchard & Vegetable Patch
- Freehold
- Three Bedroom House
- One Bedroom Guest Cottage
- Fibre Broadband To Premise
- EV Charging Point
- Council Tax Band: D

Guide Price £1,350,000

DESCRIPTION

An impressive stone walled property set within a granite cobbled drive, well planted gardens and paddocks. The property is situated in an idyllic rural position with direct moorland access and far reaching views out to the Camel estuary and North Cornish coast. Within the grounds there is a large garage with office space above, a one bedroom guest cottage and additional outbuildings. The enclosed stable yard has planning permission for conversion into a dwelling PA19/07097 and PA22/10747.

SITUATION

Bests Penquite is located just over a mile from the attractive moorland village of Blisland, with its charming village green, historic church, award winning public house, community store and primary school all within walking distance. The property is located with a picturesque outlook across moorland out to the Camel estuary and North Cornish coast and is within easy reach of the magnificent North Cornish coast. The estuary town of Wadebridge, which sits astride the River Camel is 10 mile away and offers a variety of independent shops, supermarkets, restaurants, and public houses along with primary and secondary educational facilities.

DIRECTIONS

From Blisland follow the road along the top of the village green keeping the pub to your left and take the next left hand bend on the top corner of the green, drive past the village hall. Follow this road for 2miles, it will take you up onto the moor over a cattlegrid and you will find the entrance lane to your left (after another ½ mile). Follow the lane and through the ford and the property will be in front of you on approach.



WHAT3WORDS

///dialects.giant.sideboard

THE HOUSE

A back door opens directly into the utility room with slate floor and plenty of room for coat and boot storage. The utility room has a range of wall and base units, sink, space for appliances and gives access to the kitchen. The kitchen features a slate floor, range of wall and base units, granite worktops and splashbacks, induction hob and extractor fan, inbuilt pyrotechnic oven and breakfast bar with wine storage. There is a door into the hallway and into the conservatory. The hallway gives access to the main entrance porch, stairs to the first floor, sitting room, WC, cloakroom and small study. The conservatory offers panoramic far reaching views and has space for dining and sitting furniture and offers access to the rear garden and patio. The WC has a wash hand basin, privacy glass window and low level WC. The dual aspect sitting room features exposed beams and log burner with stone hearth.

Stairs rise to the first floor offering views of the stunning surrounding scenery and giving access to two double bedrooms, family bathroom and the master bedroom which benefits from a triple aspect and ensuite shower room. The family bathroom comprises of panel bath with overhead shower head, low level WC and inbuilt vanity unit with wash hand basin. The shower room features shower cubicle with overhead shower head, low level WC and wash hand basin.

THE COTTAGE

A wooden stable door opens into an entrance hall giving access to one double bedroom, sitting room and bathroom. The dual aspect sitting room has exposed beams and granite windowsills as does the double bedroom. The bathroom features shower cubicle with overhead shower head, low level WC and wash hand basin. The Cottage could offer an income potential or a place for friends or family to stay.

OUTSIDE

The property is approached via a private gated driveway with cattle grids to allow for easy vehicular access and a gate system for access on foot or horseback. The property has direct access to the moorland for plenty of off-road horse riding, cycling and walking. The Camel Trail can be joined below Blisland or St Breward. There is approximately 5.4 acres of land surrounding the property and outbuildings. The enclosed stable yard contains two stables, feed and hay stores and a tack room with power and lighting. The outer yard has plenty of trailer parking, a water supply and adjacent paddock with field shelter. Access to the other two paddocks is off the driveway. There is a small meadow field, a playing field and an orchard with vegetable patch. The property has a well planted garden with two patio areas.

SERVICES

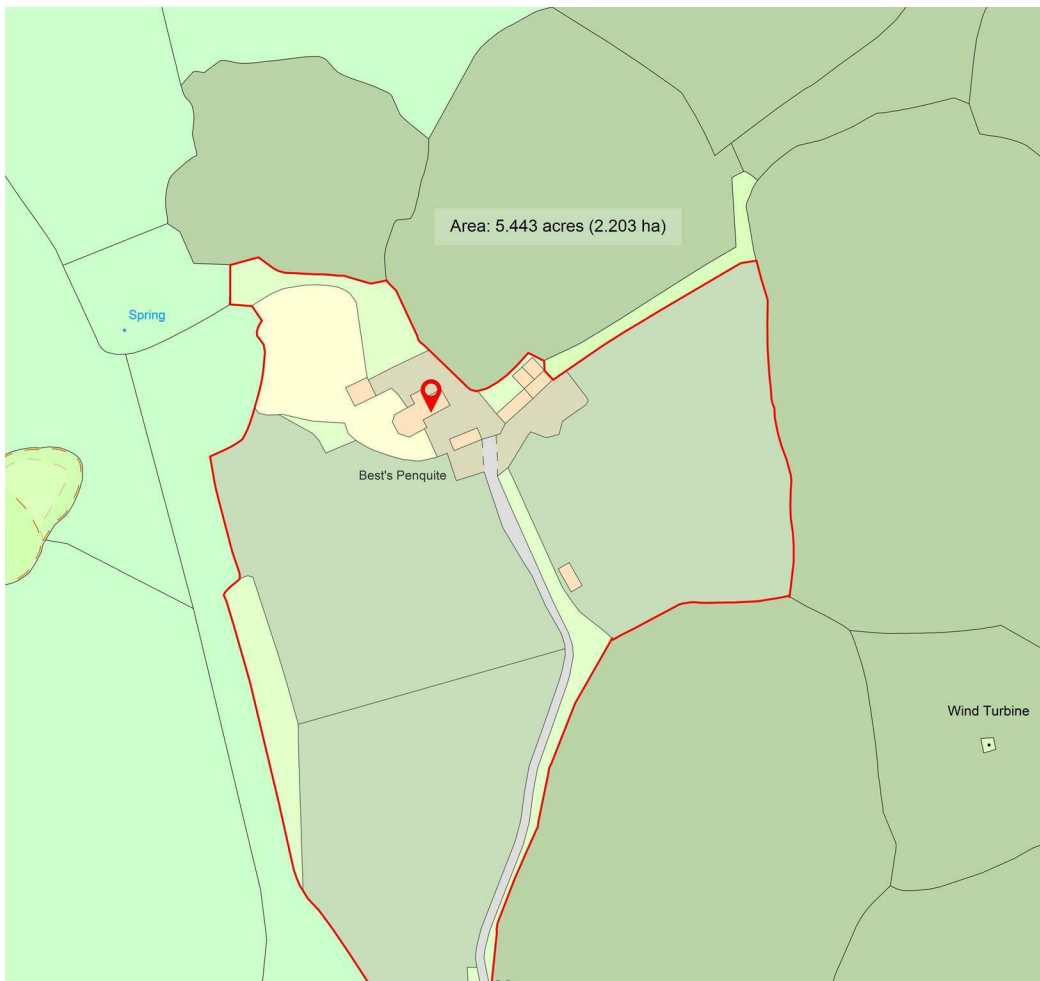
Mains electricity, septic tank drainage and water via a bore hole, oil fired central heating. The cottage has LPG gas heating. There is an EV charging point at the property. Broadband availability: Superfast. Mobile Phone Coverage: Voice and Data. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendor's sole appointed agents, Stags. 01208 222333.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	42	80
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 1612 sq ft / 149.7 sq m
 Limited Use Area(s) = 229 sq ft / 21.3 sq m
 Garage = 851 sq ft / 79.1 sq m
 Outbuildings = 1359 sq ft / 126.2 sq m
 Total = 4051 sq ft / 376.3 sq m
 For identification only - Not to scale

Denotes restricted head height

Outbuilding 1: Sitting Room (3.48 x 3.00m / 11'5" x 9'10"), Bedroom (3.25 x 3.15m / 10'8" x 10'4"), Shed (2.29 x 1.50m / 7'6" x 5'3").

Outbuilding 2: 3.96 x 3.58m (13' x 11'9"), 3.96 x 3.51m (13' x 11'6"), 3.86 x 2.97m (12'8" x 9'8"), 6.07 x 3.61m (19'11" x 11'10"), 7.52 x 3.94m (24'8" x 12'11").

First Floor: Bedroom 2 (4.80 x 2.34m / 15'9" x 7'8"), Bedroom 1 (4.76 x 3.33m / 15'8" x 10'11"), Bedroom 3 (4.01 x 2.16m / 13'2" x 7'1").

Garage First Floor: Landing (6.20 x 3.43m / 20'4" x 11'3"), Office (4.45 x 3.78m / 14'7" x 12'5").

Ground Floor: Sitting Room (5.18 x 4.47m / 17' x 14'6"), Kitchen (4.80 x 3.33m / 15'9" x 10'11"), Conservatory (7.01 x 3.61m / 23' x 11'10"), Utility (3.58 x 2.06m / 11'9" x 6'9"), Porch.

Garage Ground Floor: Garage (8.02 x 6.27m / 26'4" x 20'7").

Garage First Floor: Office (4.45 x 3.78m / 14'7" x 12'5").

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RICS Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecom 2023. Produced for Stags. REF: 979036.