



3, Bowood Park



# 3, Bowood Park

Helstone, Camelford, PL32 9RL

St Teath 2 miles - Camelford 2 miles - Port Isaac 6.4 miles

A substantial detached property set aside Bowood Golf Course with far reaching countryside views.

- Detached House
- Two En-Suites
- Double Garage
- Front & Rear Gardens
- Freehold
- Four Double Bedrooms
- Countryside & Golf Course Views
- Ample Parking
- Additional 0.3 Acre Paddock
- Council Tax Band: G

Guide Price £785,000

## DESCRIPTION

Grove House is an executive detached home of 3423 sq. ft. with remarkable views over the golf course and surrounding countryside. The property is set in a unique position and offers beautifully maintained gardens, a gated driveway with ample parking and a separate paddock of approximately 0.3 acres.

## SITUATION

Grove House is set alongside the championship Bowood Park Golf Course with its 230 acres of rolling hills, woodland and spectacular countryside views. Camelford and St Teath are both situated within two miles and offer a Post Office and a general store, well respected public houses, churches, village/town halls and local schools. The picturesque fishing villages of Port Isaac and Port Gaverne are less than seven miles away and the estuary town of Wadebridge is 9 miles away with its variety of amenities and access to the popular Camel Cycle Trail.

## SERVICES

Mains electricity and water. Private drainage via a Klargester. LPG gas central heating. Broadband availability: Ultrafast, Superfast and ADSL. 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 appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.



## ACCOMMODATION

The front door leads into an open entrance hall with access to the cloakroom, kitchen/breakfast room, sitting room and stairs to the mezzanine landing above. The cloakroom has a low level WC, vanity wash-hand basin and privacy window. The dual aspect kitchen/breakfast room benefits from a range of base and wall units with granite worktops, sink with mixer tap, space for 6 burner cooker, space for a dining table, windows overlooking the front and rear gardens with countryside views and access to the utility room and dining room. The utility room houses the gas boiler and has a range of base units, sink with mixer tap, space and plumbing for appliances, two windows and a door to the rear garden and internal access to the garage. The double garage benefits from a workshop space with base units, light, power and two electric up-and-over doors. The dining room has sliding doors to the conservatory and an open archway through to the sitting room. The conservatory offers a double-height sloping roof and access to the rear garden. The dual aspect sitting room has windows to the front and rear of the property, access back through to the hallway and features a large red brick inglenook fireplace with gas fire, slate hearth and lighting.

The first floor mezzanine landing is currently used as a sitting area but could also lend itself as a home study or library. There are far reaching views across the golf course and surrounding countryside and access to four double bedrooms and the family bathroom. Bedrooms Three and Four both have fitted wardrobes with Bedroom Three overlooking the front and Bedroom Four overlooking the rear garden and golf course. The family bathroom has a panel bath with handheld shower, separate walk-in shower, low level WC and wash-hand basin. Bedroom Two benefits from a fitted wardrobe, window to the rear and an en-suite shower room with walk-in shower, low level WC, wash-hand basin, wall mounted heated towel rail and Velux window. Bedroom One is a generous dual aspect room with a fitted wardrobe, built-in cupboard and en-suite shower room with vanity wash hand basin, low level WC, bidet, walk-in shower and wall mounted heated towel rail.

## OUTSIDE

The property is accessed via a gated, brick-paved driveway with parking for multiple vehicles. Either side of the driveway are gardens that are laid to lawn with shrubs, trees and hedging. The rear garden can be accessed via gates either side of the property and offers a patio area perfect for alfresco dining and a lawn with shrubs, trees and a fenced border backing onto the golf course. Adjacent to the property is a paddock of approximately 0.3 acres.

## DIRECTIONS

From Wadebridge, take the A39 towards Camelford and after 8.1 miles, take the left hand turning at Helstone. Follow the lane around to the left and turn left again at the T-junction. Continue along the road for 0.3 miles and take the right hand turning signposted Bowood Park. Follow the lane and 3 Bowood Park is the second property on your left.

What3Words: ///coasting.pool.motored



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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		45	55
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 Eddystone Court, Eddystone Road, Wadebridge, PL27 7FH

wadebridge@stags.co.uk

01208 222333

