



Great Brightor Farmhouse



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St. Kew Highway, Bodmin, PL30 3DR

Wadebridge 4.4 miles - Port Isaac 5.8 miles - Camelford 7 miles

A beautifully presented grade II listed farmhouse with stunning gardens and countryside views.

- Grade II Listed Farmhouse
- Four Double Bedrooms
- Countryside Views
- Garage/Workshop
- Freehold
- Period Features
- Two Reception Rooms
- Manicured Gardens
- Ample Parking
- Council Tax: E

Guide Price £860,000

SITUATION

The property is situated on the outskirts of St Kew Highway, at the southern end of the Allen Valley. Approximately 4.4 miles away, the estuary town of Wadebridge offers a variety of shops together with primary and secondary education, cinema, numerous restaurants and sports and social clubs. The picturesque fishing villages of Port Isaac and Port Gaverne are under 6 miles away. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth whilst Newquay airport provides a number scheduled flights to both domestic and international destinations. Access to the A30 can be gained 10 miles from the property and links the cathedral cities of Truro and Exeter.

DESCRIPTION

Great Brightor Farmhouse is a beautifully presented Grade II listed farmhouse with stunning countryside views, which has been sympathetically refurbished whilst maintaining many of its original features. This charming period property offers exposed beams, sash windows with window seats, flagstone slate flooring, feature fireplaces and exposed floorboards throughout the first floor. The property would suit those seeking a family home, second home or investment.



ACCOMMODATION

Upon entering the property you are greeted with a porch which leads through to the kitchen/breakfast room. The kitchen benefits from a range of wall and base units with a breakfast bar, Range cooker, sink with mixer tap, space for appliances and access to the utility room and dining room. The utility room houses the boiler and also benefits from base units, a sink with mixer tap, built-in shelving and space for appliances. The generous dining room offers a fantastic socialising space and features a large stone fireplace with an open multifuel burner, flagstone slate flooring, a large window to the front with window seat and access to two hallways. The rear hallway could be used as a boot room and leads to the cloakroom, study and the rear of the house. The main hallway has a door through to the original front porch, the sitting room and stairs to the first floor. The cosy sitting room features a fireplace with slate hearth, large window to the front with window seat and recessed alcoves with in-built shelving and cupboards.

The split-level landing provides access to four double bedrooms and the shower room. Bedroom One is a generous double room with built-in wardrobes and an en-suite with a panel bath with handheld shower, low level WC, wash hand basin and wall mounted heated towel rail. Bedroom Two offers a feature fireplace and a built-in wardrobe. Bedrooms One and Two are situated at the front of the house and have far reaching countryside views. Bedrooms Three and Four are both double rooms to the rear. The shower room offers a walk-in shower with waterfall and handheld showerheads, low level WC, wash hand basin and wall mounted heated towel rail.

OUTSIDE

To the front of the property is a gated gravel driveway with space for multiple vehicles that leads to the well manicured south facing garden. The garden is mostly laid to lawn and has been landscaped to include gravelled pathways, flower beds, mature shrubs and trees, raised vegetable beds and paved seating areas to enjoy the sun and beautiful countryside views. The garage/workshop benefits from light, power and double doors to a second driveway with further parking.

SERVICES

Mains electricity and water. Oil fired central heating. Septic tank private drainage Broadband availability: Ultrafast. 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 vendors appointed agents, Stags

DIRECTIONS

From Wadebridge head north along the A39 Atlantic Highway passing by the village of St Kew Highway. Follow the road down the hill towards the Allen Valley and take the left hand turning opposite the turning for St Tudy. Follow the lane for 0.2 miles and the property is situated on your left.

what3Words: ///cyber.silver.garden



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		44
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2146 sq ft / 199.3 sq m
 Limited Use Area(s) = 34 sq ft / 3.1 sq m
 Garage = 565 sq ft / 52.4 sq m
 Total = 2745 sq ft / 254.8 sq m

For identification only - Not to scale

Denotes restricted head height

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1130722