



Penpont Farm



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Penpont, Bodmin, PL30 4QN

Bodmin 5.9 miles - Wadebridge 9 miles - Port Isaac 10.1 miles

A truly unique and characterful barn conversion set in 0.35 acres, enjoying panoramic countryside views on the edge of the sought-after moorland village of St Breward.

- Delightful Rural Location
- 4 Bedrooms
- Beautiful Gardens
- Freehold
- Far Reaching Countryside Views
- Character Features Throughout
- Ample Parking and Garage
- Council Tax Band: E

Guide Price £875,000

Set on the peaceful outskirts of the charming Cornish village of St Breward, the property offers a rare opportunity to acquire a distinctive four-bedroom family home. St Breward is a delightful moorland village with a local pub and access to scenic walking routes. Despite its rural setting, the property enjoys convenient access to the A30 and Bodmin Parkway railway station.

This impressive barn conversion blends traditional charm with contemporary living and is positioned within easy reach of both Bodmin Moor and the dramatic North Cornwall coastline.

The accommodation is both spacious and inviting, with a useful entrance porch leading into a stunning dining area, where original slate flooring, exposed ceiling beams and stone feature walls create a warm and character-filled space. The newly fitted kitchen is thoughtfully designed, with ample cupboard space, a Range Master cooker, integrated appliances including a dishwasher and microwave, a separate utility area and downstairs W/C. The sitting room offers many original character features including a striking granite fireplace housing a large wood-burning stove, a solid stone staircase and impressive oak beams.

To the rear of the property are two bedrooms, one of which benefits from direct garden access via a double-glazed door, and the family bathroom. The first floor offers two further generous bedrooms, including the master suite complete with an en suite bathroom.

Outside, the grounds extend to approximately 0.35 acres and offer a beautifully private and well-maintained garden. The property is approached via a gated private driveway, providing ample parking and a double garage with additional workshop space.

Services: TBC. Broadband availability: Standard ADSL, Mobile signal: Voice and Data limited (Ofcom). Please note the agents have not inspected or tested these services.


Directions (what3words.com): ///range.champions.passports





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.

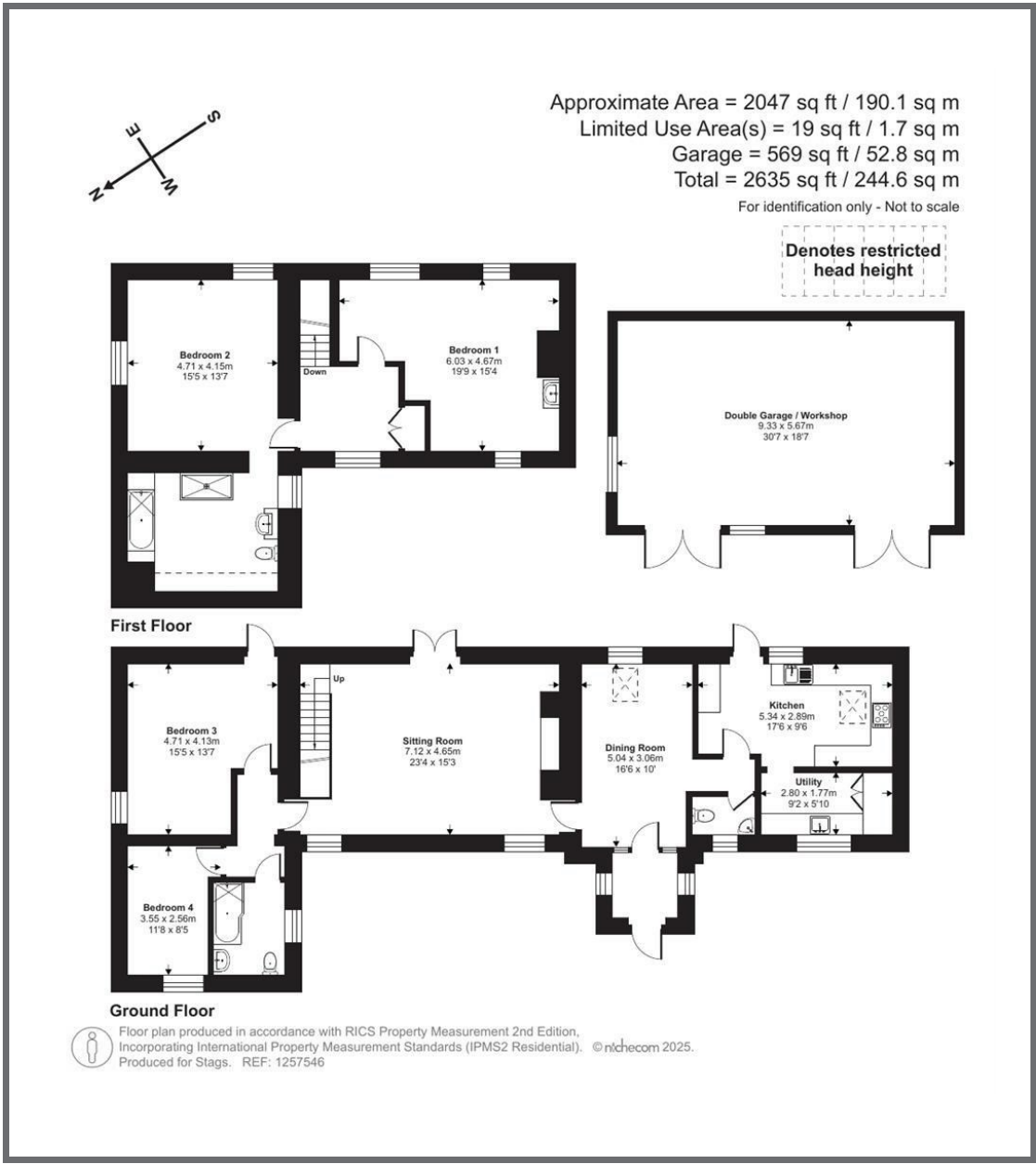


| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 45 | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (49-54) E | | |
| (21-38) F | 45 | 86 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

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