



5, Bowood Park





# 5, Bowood Park

Lanteglos, Camelford, Cornwall PL32 9LA

St Teath 2 miles - Camelford 2 miles - Port Isaac 6.5 miles

A substantial detached property set on the Bowood Estate with wonderful views over Bowood Golf Course and the surrounding countryside.

- Detached Executive Home
- Four Double Bedrooms
- Four En-Suites
- Generous Split-Level Accommodation
- Wrap Around Balcony
- Annexe Potential
- Generous Driveway
- Detached Double Garage
- Freehold
- Council Tax Band: G

Guide Price £785,000

## SITUATION

5 Bowood Park 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 it's variety of amenities and access to the popular Camel Cycle Trail.





## ACCOMMODATION

Set in a private position, overlooking the 15th green of Bowood Golf Course, the property forms part of an exclusive estate built in 2001. The generous, reversed level accommodation also offers a potential income opportunity/ multi-generational living. The entrance leads into an inner hall with a cloakroom and double doors through to the dining room which opens onto the terrace. From the dining room is the kitchen offering a range of shaker style base and wall units, a central island with marble worktop, double ovens, a gas hob, built-in fridge, dishwasher and wine rack. A door leads to the utility room with space for appliances. The tri-aspect sitting room features a gas fire with slate hearth and three sets of double doors to the wrap-around balcony. From the dining hall are steps to two double bedrooms, both with en-suites and built-in wardrobes.

The lower floor provides further spacious accommodation with a superior double bedroom with en-suite and access to the rear patio. A large study/library opens to a guest suite comprising of a double bedroom with an en-suite and doors to through to the garden room.

## OUTSIDE

To the front of the house is a sweeping driveway with parking for multiple vehicles and a detached double garage with light and power connected. The front and rear gardens total to just under half an acre and are mostly laid to lawn with a wrap-around patio and wrap-around balcony terrace, perfect for sitting and enjoying the views.

## SERVICES

Mains electricity and water. Private drainage via a Klargester water treatment plant. LPG gas central heating provided by underground storage tank. 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 vendor's appointed agents, Stags Wadebridge 01208 222333.

## 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. After 0.3 miles turn left at the sign for 5-10 Bowood Park and follow the driveway to the bottom where number 5 is located.

What3Words: ///during.paces.photo





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		
Very energy efficient - lower running costs	Current	Potential
(92-101) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	60
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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