

# 5, Bowood Park

Lanteglos, Camelford, Cornwall PL32 9LA

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

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

Detached Executive Home

Guide Price £785,000

- Four En-Suites
- Wrap Around Balcony
- Generous Driveway
- Freehold

- Four Double Bedrooms
  - Generous Split-Level
    Accommodation
  - Annexe Potential
  - Detached Double Garage
  - Council Tax Band: G

# 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 wraparound 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.

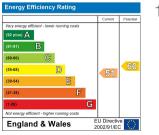
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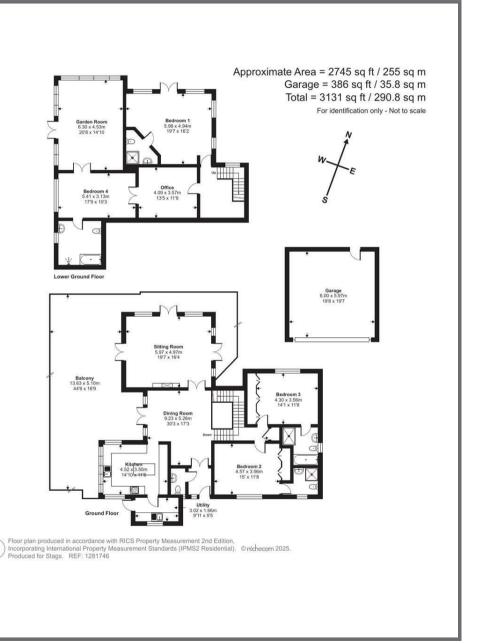






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