



The Old Dairy



The Old Dairy

Rosenannon, Bodmin, PL30 5PJ

Wadebridge 5.5 miles - Padstow 11 miles - Newquay 12.5 miles

A striking, architecturally designed detached house, ideally positioned in a rural countryside setting, offering the rare combination of high-quality finishes and further potential for bespoke completion.

- Detached House
- No Onward Chain
- Rural Hamlet Location
- Private Parking
- Freehold
- Bespoke New Build
- Three/Four Bedrooms
- Countryside Views
- Garden
- Council Tax Band: D

Offers In Excess Of £500,000

Built in 2022, this unique property has been completed to an impressive standard throughout the ground floor, with the first floor offering an exciting opportunity for the incoming purchaser to finish to their own specification and style.

A spacious entrance hall with vaulted ceilings and built-in storage provides an immediate sense of space and quality. The superb open-plan kitchen/dining room is a particular feature, boasting vaulted ceilings, a range of bespoke base units, integrated appliances including a double oven, dishwasher and butler sink, and a striking central island with hob. An exposed brick feature wall adds character, while corner sliding doors frame captivating countryside views and provide access to the garden. A spiral staircase rises to the mezzanine level above.

The sitting room is bathed in natural light and enjoys garden and rural views through further sliding doors, shared also by Bedroom 1 and Bedroom 3. The principal bedroom has space and plumbing prepared for the installation of a walk-in wardrobe and en suite facilities. Bedroom 2 is a double benefiting from an en suite shower room, while the contemporary family bathroom is finished to a high standard.

The first floor mezzanine is currently arranged as an additional sitting area, double bedroom and en suite bathroom, all enjoying excellent natural light via multiple Velux windows (please refer to the floorplan).

Externally, the property is approached via a shared lane over which the property has a right of way, leading to a private parking area for two vehicles. The gardens are predominantly laid to lawn and enjoy uninterrupted views across open countryside, creating an idyllic outdoor space. A pathway leads around to the rear of the property, providing access to the main entrance.

Services and Agents Note:

Mains electricity and water. Underfloor heating via an air source heat pump. Sewerage treatment plant. Broadband availability: Ultrafast. Mobile Phone Coverage: Limited Voice and Data.

There is a planning condition that a Cornish Hedge must be constructed across the North-Easterly boarder.





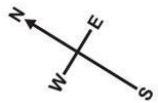
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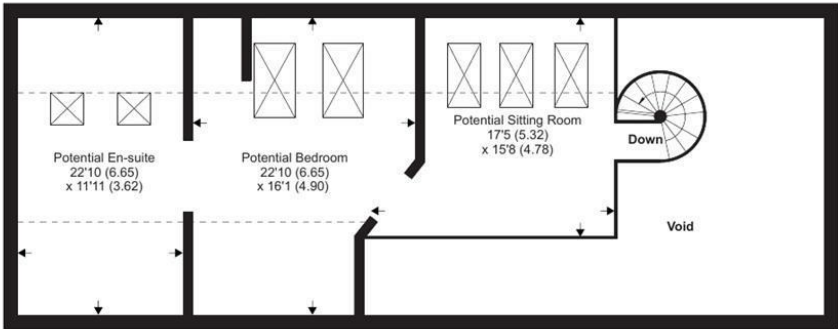
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

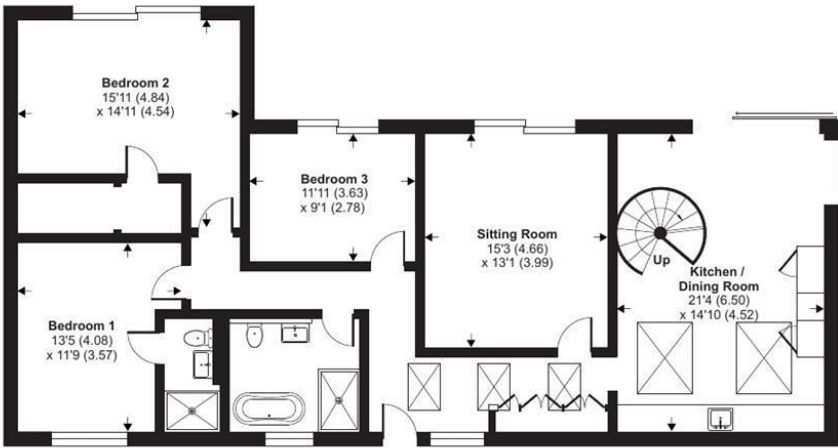
wadebridge@stags.co.uk
01208 222333



Approximate Area = 2198 sq ft / 204.2 sq m (exclude void)
For identification only - Not to scale



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Stags. REF: 1358521



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