



Bests Penquite





# Bests Penquite

Blisland, Bodmin, PL30 4LH

Blisland 2 miles - Bodmin 7 miles - Wadebridge 11 miles

An attractive barn conversion set amidst 3.75 acres in a picturesque rural position on Bodmin Moor, with wonderful far reaching views to the North Cornish coast.

- Outstanding far reaching views
- No onward chain
- Garage with office over
- Set within 3.75 acres of gardens & grounds
- Freehold
- Picturesque moorland setting
- 3 Bedrooms (1 en-suite)
- Ancillary/Guest Accommodation
- EV Charging Point
- Council Tax Band: D

## Guide Price £895,000

### SITUATION

Bests Penquite occupies a truly spectacular moorland position, around 2 miles or so from Blisland with its village green, post office, public house and school. The property commands sweeping, far reaching views that encompass the Camel Estuary and rugged North Cornish coast and with countryside walks through the nearby historic De Lank granite quarry and river valley. Approached over a long track from the public highway, the property stands high on the western edge of Bodmin Moor, an Area of Outstanding Natural Beauty celebrated for its dramatic granite tors, wide-open landscapes and abundant wildlife.

Despite its rural setting, the property is well placed for access to neighbouring villages and the historic town of Bodmin, which provides a full range of shops, schools and amenities. Its location also offers excellent opportunities to explore both the North and South Cornish coasts, with the sandy beaches of Rock, Polzeath and Fowey all within easy reach, while the nearby A30 provides swift connections across the county and beyond.

The vibrant estuary town of Wadebridge, approximately 11 miles distant, sits astride the River Camel and offers an excellent selection of independent shops, supermarkets, restaurants and public houses, together with both primary and secondary schooling.





## THE PROPERTY

Set amidst around 3.75 acres of gardens, grounds and paddocks, this attractive country house provides well-presented and spacious accommodation in the main residence, alongside a detached garage with office space over and separate ancillary/guest accommodation. The neighbouring stable building, which has consent for conversion under reference numbers PA19/07097 and PA22/10747, is available by separate negotiation, along with an additional paddock.

## THE HOUSE

The property is approached into an entrance porch and onwards to the central reception hall with stairs rising to the first floor and a cloakroom. The kitchen features a slate tiled floor, range of wall and base units, granite worktops, induction hob, pyrolytic oven and breakfast bar. Leading on from here is the utility room with slate floor and plenty of room for coat and boot storage. The cosy, dual aspect sitting room features exposed beams and a wood burning stove. The impressive conservatory offers panoramic far reaching views and has space for dining and seating with access to the rear garden and patio.

Stairs rise to the first floor offering views of the stunning surrounding scenery and giving access to two double bedrooms, family bathroom and the master bedroom which benefits from a triple aspect and en-suite shower room. The family bathroom comprises of panel bath with overhead shower, low level WC and inbuilt vanity unit with wash hand basin.

## OUTSIDE

The property is approached over a long access lane, which passes through moorland and across a ford to the shared private driveway with cattle grid. The property has direct access to the moorland for plenty of off-road horse riding, cycling and walking.

There is approximately 3.75 acres of land surrounding the property and ancillary buildings with the main paddocks having access off the driveway. There is also a small meadow field, a playing field and an orchard with vegetable patch. The property has a well planted garden with two patio areas.

## THE OUTBUILDINGS

Opposite the main residence is a detached outbuilding that affords valuable overspill guest/ancillary accommodation, subdivided into two rooms and a bathroom. The detached garage is generous in size with an office space over.

## SERVICES

Mains electricity, septic tank private drainage and private water supply via a bore hole. Oil fired central heating to main residence. LPG heating to ancillary accommodation. There is an EV charging point at the property. Broadband availability: Fibre to premises (Vendor) Mobile Phone Coverage: Good outdoor & variable indoors. (Ofcom).

## DIRECTIONS

From Blisland follow the road along the top of the village green keeping the pub to your left and take the next left hand bend on the top corner of the green, drive past the village hall. Follow this road for 2 miles, it will take you up onto the moor over a cattlegrid and you will find the entrance lane on your left (after another ½ mile). Follow the lane and through the ford and the property will be in front of you on approach.

## WHAT3WORDS

///dialects.giant.sideboard

## VIEWINGS


Strictly by prior appointment with the vendor's sole appointed agents, Stags. 01208 222333.





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.

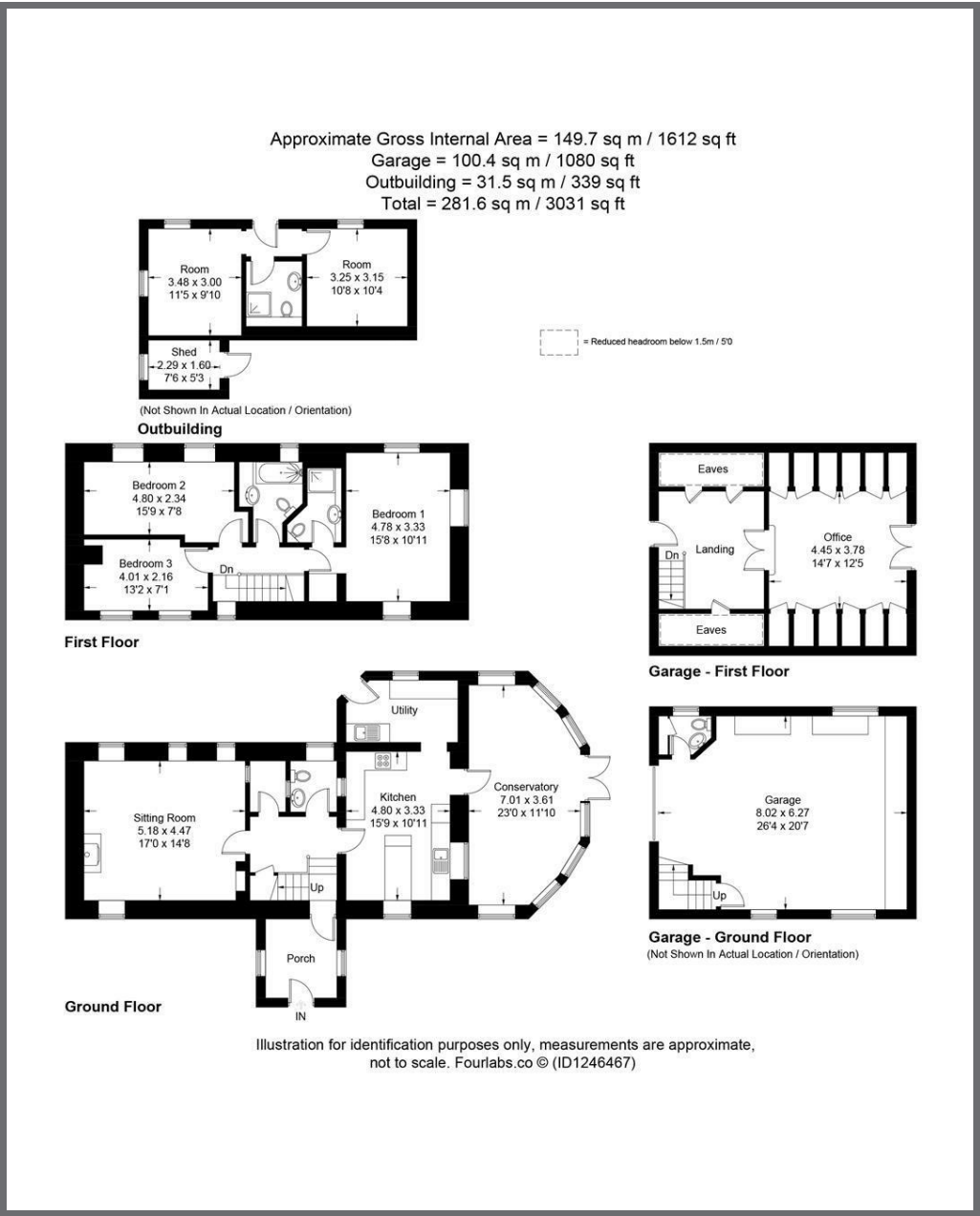


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	<b>42</b>		<b>42</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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