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## BEECHES BARN, TURFDOWN ROAD, BODMIN, PL30 4AP

**\*\*NO ONWARD CHAIN\*\*** A TWO DOUBLE BEDROOM BARN CONVERSION C.1889  
NESTLING IN A GENEROUS PLOT OVERLOOKING NEIGHBOURING COUNTRYSIDE.  
SITUATED WITHIN ONE AND A HALF MILES OF CARDINHAM WOODS AND THE  
LANHYDROCK ESTATE. CHARACTER FEATURES THROUGHOUT, INCLUDING WOOD  
BURNER IN THE LOUNGE. BENEFITS FROM OIL FIRED CENTRAL HEATING.

\*LARGE KITCHEN DINER \*LOUNGE WITH WOODBURNER \*LARGE PLOT WITH MATURE  
GARDENS \*CAR PORT \*COUNTRYSIDE VIEWS \*AMPLE OFF-ROAD PARKING  
\*SECLUDED SEMI-RURAL LOCATION



**PRICE: £395,000**

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**LOCATION:** Beeches Barn is located in a beautifully secluded position just over a mile from Cardinham woods, yet still within two miles of Bodmin town centre's everyday amenities.

It is well situated for access to the main A30 and A390 trunk roads for access in and out of Cornwall. Bodmin Parkway railway station is within a two-mile drive, and offers regular services on the Penzance-Paddington mainline.

Neighbouring Cardinham Woods has a fantastic choice of walking and mountain biking trails, with similar facilities on offer at the neighbouring National Trust Lanhydrock estate.

**BEECHES BARN:** Is accessed via Turfdown Road. Beeches Barn owns the gravel driveway which leads to a gated entrance with an adjacent carport which is opposite the main entrance to the house. Some neighbouring properties have a shared used of the main driveway.



Upon entering the plot, one is struck by the size of the gardens, which are mostly lawned and boast a range of mature trees, shrubs and plants. The main garden area is edged by a neighbouring field, over which Beeches Barn enjoys some wonderful countryside views. There is space for a substantial timber summerhouse at the rear of this garden area. A lovely feature is the Bodmin and Wenford Steam railway line, which runs adjacent to the lower border of the garden, with a small viewing area which looks onto the railway.

A Cornish stone wall with a clematis-covered archway leads to another more 'secret' garden area which has a selection of mature trees including Acers. We have been informed that the Rhododendrons which run along the main border of the garden are wonderful in bloom in mid to late spring.



The main house is entered via a timber stable style door which opens to a large kitchen diner/family room with a beamed ceiling. There are two windows looking to the front elevation. The kitchen area is fitted with units with cupboards and drawers with work surfaces over. There is an inset sink and drainer, space for electric cooker, space for fridge freezer and washing machine. There is ample space for a large dining table. A turning, open tread staircase leads to bedroom two. Double doors with glazed inserts open to the lounge.



View down the garden from the patio outside the lounge.



The lounge has a dual aspect which allows in plenty of natural light. French doors open to a patio which overlooks the garden and neighbouring fields. A brick-built fireplace and surround houses a woodburning stove. The lounge also has a beamed ceiling.





On the first floor, there are two double bedrooms and the modern bathroom.

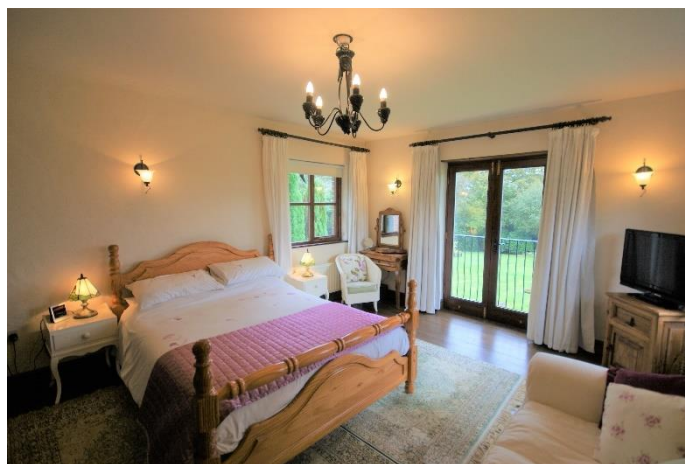
The bathroom is situated to the rear end of the barn and is fitted with a modern white suite comprising low level WC, panel bath, shower and pedestal wash basin. A window looks to the front elevation. There is also a chrome heated towel rail.



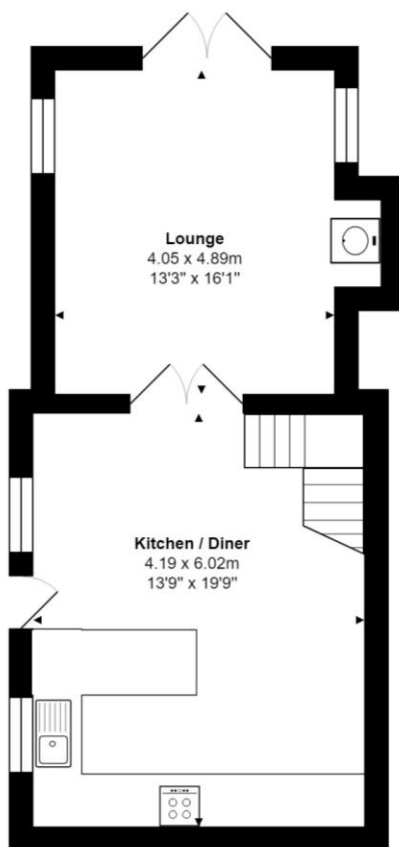
The central bedroom bears the top of the staircase, and has a window to the front elevation. It is a good sized-double room and offers access through to the master bedroom.



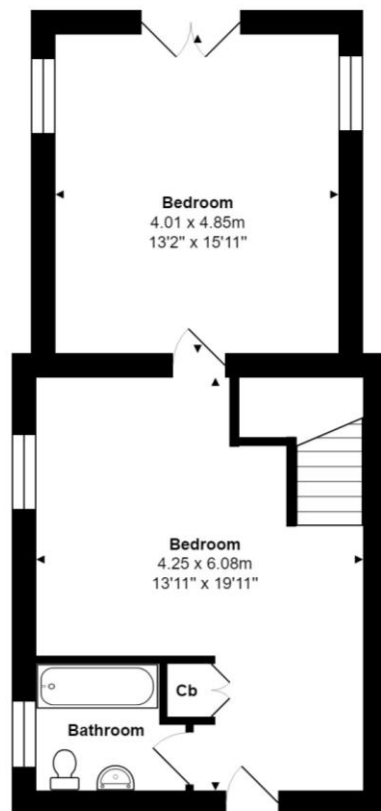
The master bedroom is a lovely double bedroom, with a triple aspect which allows in plenty of natural light and offers views across the gardens and neighbouring countryside. French doors open to a balcony which offers a stunning aspect.







**Ground Floor**



**First Floor**

All measurements are approximate and for display purposes only.

