

RIVERSMEAD
NORTH CORNWALL

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Riversmead, Hellandbridge, Bodmin PL30 4QR

Set on the banks of the River Camel, a gorgeous family home and detached artists' studio amidst 3.8 acres of enchanting gardens and grounds.

- Idyllic rural setting on the River Camel
- Inviting interiors with impressive open-plan kitchen
 - 4/5 good-sized bedrooms (2 en-suite)
- Large detached artist's studio and gallery space • Exquisite riverside gardens
 - Paddocks, orchard and tennis court • Last sold in 1989
- In all about 3.8 acres • 2367 sqft (excluding cellar and studio) • EPC E









SETTING THE SCENE

Well known for its Listed 15th Century stone bridge, the pretty hamlet of Hellandbridge sits astride the River Camel in a lush wooded valley near the western edge of Bodmin Moor. Riversmead lies between the river and the Camel Trail, the former railway line which now provides a lovely cycle route following the river from Bodmin Moor to Wadebridge and on to Padstow.

A short drive away, the smart former market town of Wadebridge has primary and secondary schooling and an excellent variety of shops, cafes schools and sporting facilities. The main A30 carriageway is about 3 miles away at Bodmin giving good access to the M5 at Exeter to the north or the cathedral city of Truro to the south.

Some of the very best sandy beaches that north Cornwall has to offer are within easy reach, including Polzeath, Daymer Bay, and Rock with the spectacular St Enodoc links golf course. Walkers can enjoy the benefits of the South West Coastal Path which provides miles of wonderful bracing walks.

To the south lies Newquay Airport, providing regular flights to London and other UK airports. Bodmin Parkway offers a mainline train station link to London Paddington with overnight 'sleeper' service.

THE TOUR

The approach provides a glimpse of the magic to be found beyond, as the house unveils itself between the banks of the River Camel and the most enchanting gardens of all. With a soft chalky facade draped in wisteria, punctuated by balconies and pretty windows, the house has almost a French feel about it. The inviting interiors have been lovingly reweven by the current owners, who have incorporated natural materials alongside endless glazed windows and doors to capture and celebrate the views out onto the garden and river below.

The kitchen, dining and living room are arranged in a sweeping open plan with natural light pouring in from many directions. The true heart of the home, this room holds beautifully crafted cabinetry, a log burner and the all-important AGA. It is accompanied by a large utility and glazed doors flowing out onto an area of decking, which offers a verdant vista and invites the outside in. The separate living room is a tranquil space with warm hues, a fireplace and wooden parquet flooring underfoot.

On the first floor, three bedrooms and a family bathroom are arranged around the landing. Beyond these, a large principal suite opens out onto a private deck - the perfect spot to read the morning papers amidst birdsong with coffee in hand. A second staircase rises to an attic bedroom suite, with impressive proportions and large roof lights providing views across the canopy of greenery below. It is a home that is imbued with a tangible warmth and happiness, with tranquil interiors and heavenly grounds offering the most idyllic rural lifestyle - and easy to see why the present owners have been so happy here for more than 30 years.

STEP OUTSIDE

The gardens are pure joy. Wrapping the house in a rich tapestry of year-round colour, they unfold across four acres of carefully curated herbaceous borders and beds, an orchard, veg garden, a tennis court and a glorious pony paddock beyond.

Lovingly nurtured over the years, paths wind through beautifully landscaped pockets of rolling colour and texture, each with different themes and each bursting with magnificent specimens of flowers, shrubs and trees and an untold number of Magnolias, ferns, Azaleas and Rhododendrons. There are sun-dappled terraces for alfresco dining, and a magical walk along the river bank, with quiet spots to sit and absorb the nature which surrounds. Within the garden is a large cabin and a pretty barn currently used as a studio and gallery by the potter Paul Jackson, but with endless potential for alternative uses.

With a series of ponds and the river babbling alongside, it's a true haven for flora and fauna, with an abundance of birds and wildlife including resident kingfishers and Otter holts dotted along the river banks. Flanked by trees and the famous Camel trail to the South and the River Camel to the North, it's as if you're on your own island - a 'secret garden' and an oasis of verdant tranquillity.



SERVICES

Mains electricity, private water supply, private drainage and oil fired central heating.

DISTANCES (All distances approximate)

Bodmin 3 miles, Bodmin Parkway (main line station) 7 miles, Newquay Airport 20 miles

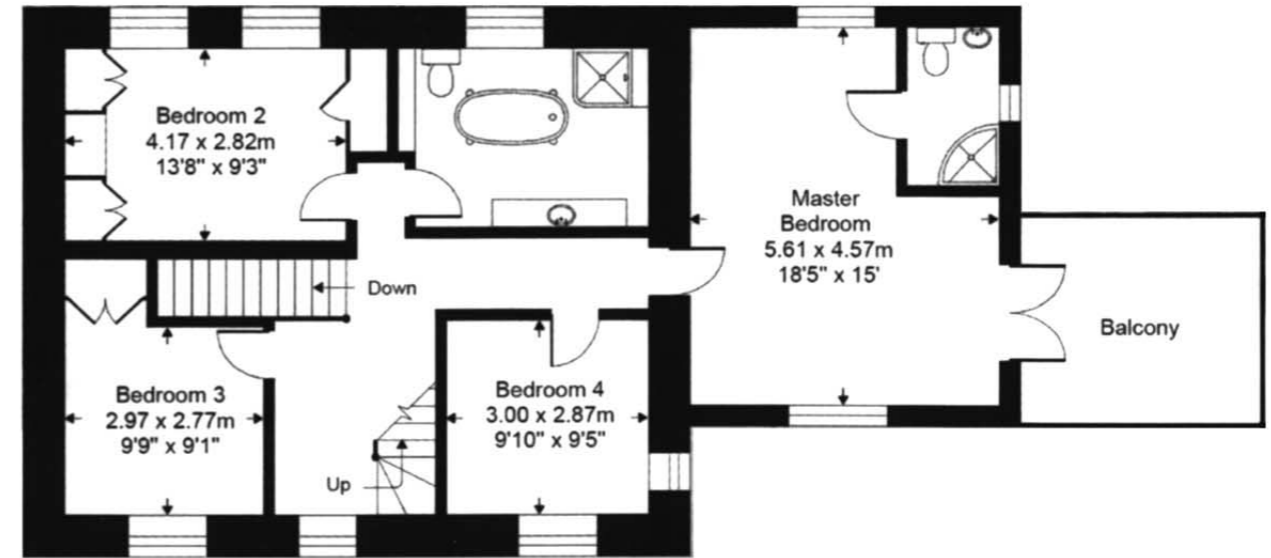
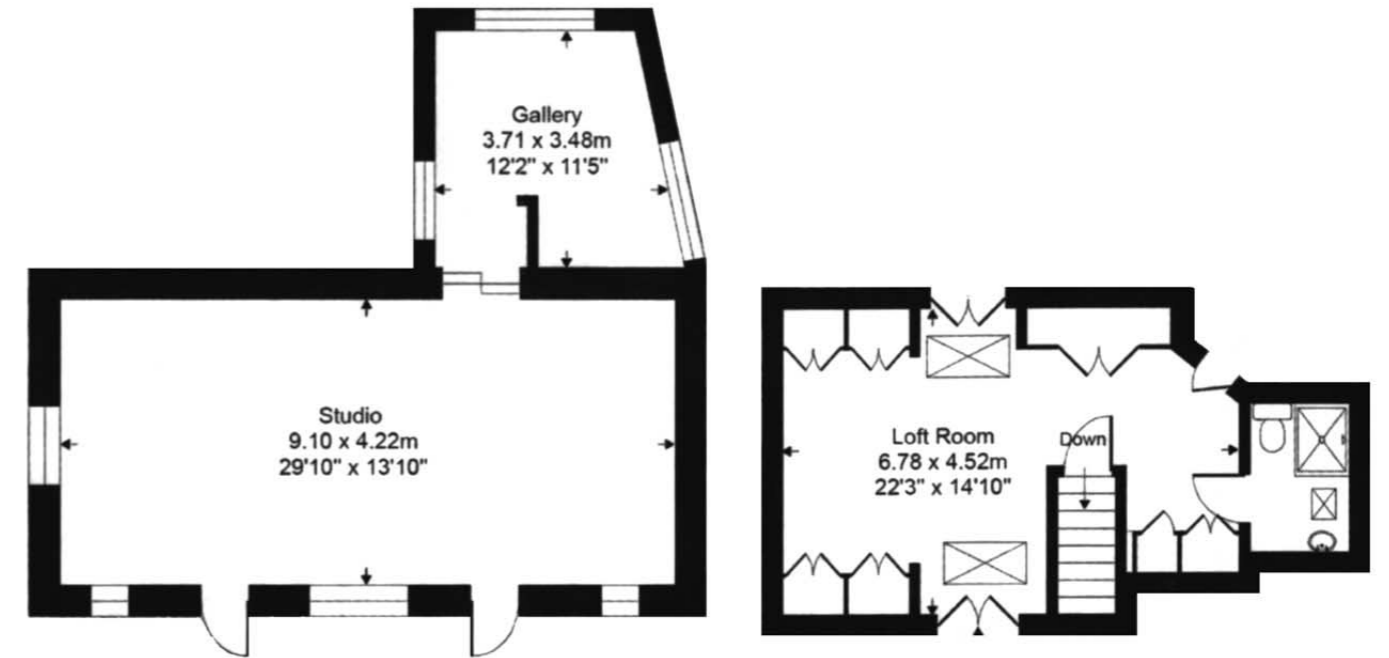
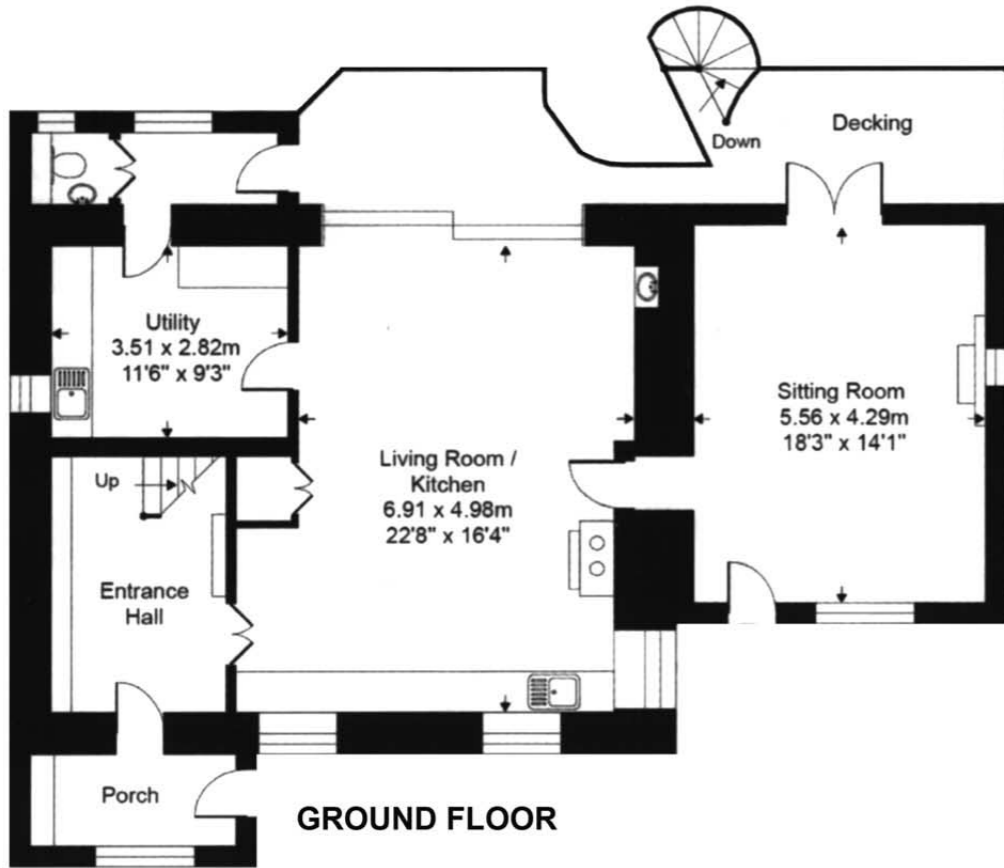
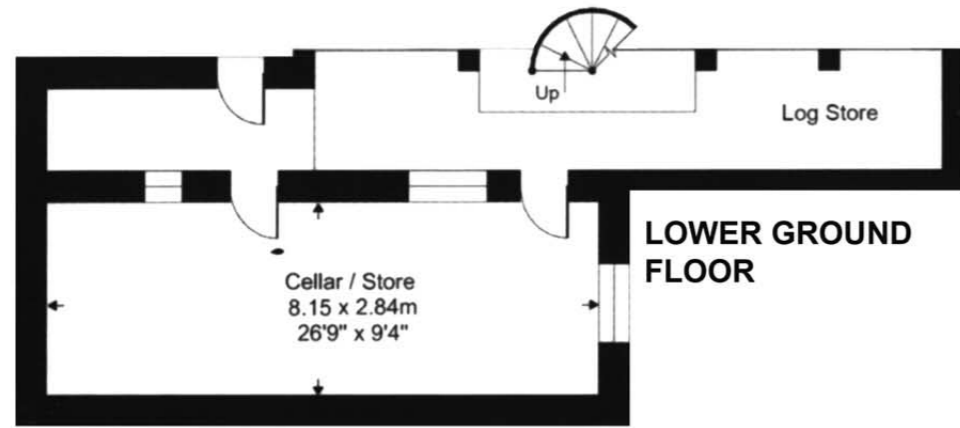
WHAT3WORDS LOCATION

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COUNCIL TAX BAND

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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