



Bolatherick Farmhouse, St Breward, PL30 4NL

By Online Auction : 5pm, Friday 5th September : Guide Price £230,000

Jefferys ESTABLISHED 1865

Bolatherick Farmhouse, St Breward, Cornwall, PL30 4NL

A detached Grade II Listed farmhouse and attached Barn. In need of considerable refurbishment together with a 1 acre meadow with the whole site totaling 1.6 acres. For Sale by Online Auction with no onward chain.

Bolatherick Farmhouse is situated approximately one and half miles from the village of St Breward amidst the open and unspoilt Bodmin Moor. The village houses a popular pub- the Old Inn, a primary school, church, village hall, doctors' surgery and well stocked community shop.

The market town of Launceston (approximately 19 miles) and the historic town of Bodmin (approximately 7.5 miles) are within easy reach.

The A30 is accessible approximately 4 miles away near Temple providing routes to Truro and Exeter. Additional commuting options include Exeter Airport (approximately 68 miles) and Bodmin Parkway Train Station (approximately 13 miles) with services to London Paddington via Plymouth.

The property fronts on to the roadway leading the short distance to open moorland and the Cornish Landmark of King Arthur's Hall. We are pleased to offer Bolatherick Farmhouse for sale by Online Auction which provides tremendous scope for the future to create a desirable family home. The property is set within grounds of approximately 1.6 acres consisting of garden, a one-acre meadow and outbuildings.

Bolatherick Farmhouse has been vacant for a number of years and requires extensive refurbishment but offers a rare opportunity to provide a desirable home in this quiet setting. There is potential to create additional accommodation by

incorporating the adjoining Barn subject to planning requirements. The property adjoins a working farmyard.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-

GROUND FLOOR

Front Porch

5'9" x 5'7" (1.81m x 1.76m)

Slate floor, solid exposed granite walls, slate shelves set on granite supports, uPVC double glazed window to side, doors leading to bathroom, kitchen breakfast room and sitting room.

Bathroom

8'7" x 5'5" (2.68m x 1.69m)

Slate floor, shower, hand basin, toilet, electric heated towel rail, uPVC double glazed window to front.

Kitchen Breakfast Room

13'7" x 12'3" (4.18m x 3.76m)

Slate floor, exposed beam ceiling, night storage heater, uPVC double glazed windows to front and side, oil fired Esse cooker, range of fitted units with worktop, stainless steel sink and drainer, fitted wooden shelves.

Sitting Room

12'3" x 10'7" (3.75m x 3.29m)

Slate floor, exposed beam ceiling, uPVC double glazed window to rear, night storage heater, wood burning stove.

FIRST FLOOR

Landing

uPVC double glazed window to rear, doors leading to:

Bedroom 1

13'92" x 13'02" (4.25m x 3.97m)

uPVC double glazed window to front and side, night storage heater, hot water cylinder.

Bedroom 2

13'3" x 10'4" max (4.07m x 3.17m max)

uPVC double glazed window to front, night storage heater.

OUTSIDE

ATTACHED TWO-STOREY BARN

9'0" x 11'2" (2.75m x 3.44m)

Suitable to incorporate into dwelling subject to planning.

Outbuilding 1

14'1" x 11'8" (4.32m x 3.60m)

Stone wall, sheeted roof, cobbled floor.

Outbuilding 2

19'7" x 9'3" (6.02m x 2.86m)

Stone walls, sheeted roof, cobbled floor

Outbuilding 3

Corrugated galvanised iron (CGI) roof, stone walls.

Garden

Partly cobbled yard area to the front of the house with lawns to the rear and side running down to a stream on the east boundary.

Meadow

An attractive 1 acre situated to the rear of the garden with a gate from the lawn. The buyer will be required to erect a new fence along the boundary A-B on the Plan.

SERVICES

Mains electricity, private drainage and water. Esse heated hot water. The existing water supply is inadequate, and the Buyer will need to install a borehole in the meadow at a budgeted cost of £7,500- £10,000 + VAT. Similarly, the foul drainage system does not meet modern standards, and a new installation is required. Average broadband and mobile coverage.

TENURE

The property is being sold Freehold with vacant possession upon completion.

EPC

BAND 'F'

COUNCIL TAX

Band 'C'

SOLICITORS

Macmillans, Manor House, Wadebridge, PL27 6BS.

VIEWING

Strictly by prior appointment with the vendors agents – Jefferys - Tel: 01579-342400

DIRECTIONS

From the A30 Trunk Road, some 16 miles West of Launceston and 7 miles East of Bodmin take the road signed St Breward. After 2.2 miles take the road to the right signed Camelford & St Breward. Follow this road for 1.3 miles passing over the attractive Delford Bridge over the De Lank River and at the crossroads turn right signed to Bolatherick. The farmhouse is half a mile on the left.

WHAT3WORDS

whisk.crumble.craziest

ONLINE AUCTION

This property is being sold via Online Auction.

Please visit the [Jefferys.uk.com](https://www.jefferys.uk.com) website and click Auctions.

In order to bid you must do the following via the dashboard:

- register
- join the Watch List
- pass an ID Check
- enter your details

Auction Ends 5pm, Friday 5th September 2025.

The successful purchaser will be liable to pay the sum of £5,000 upon the Auction ending. From this, a “buyers fee” of £3,960, (including VAT) is retained by Jefferys/Bamboo Auctions as contribution towards the online platform costs and £1,040 is payable towards the purchase price/deposit. No deposit monies are required before you bid.

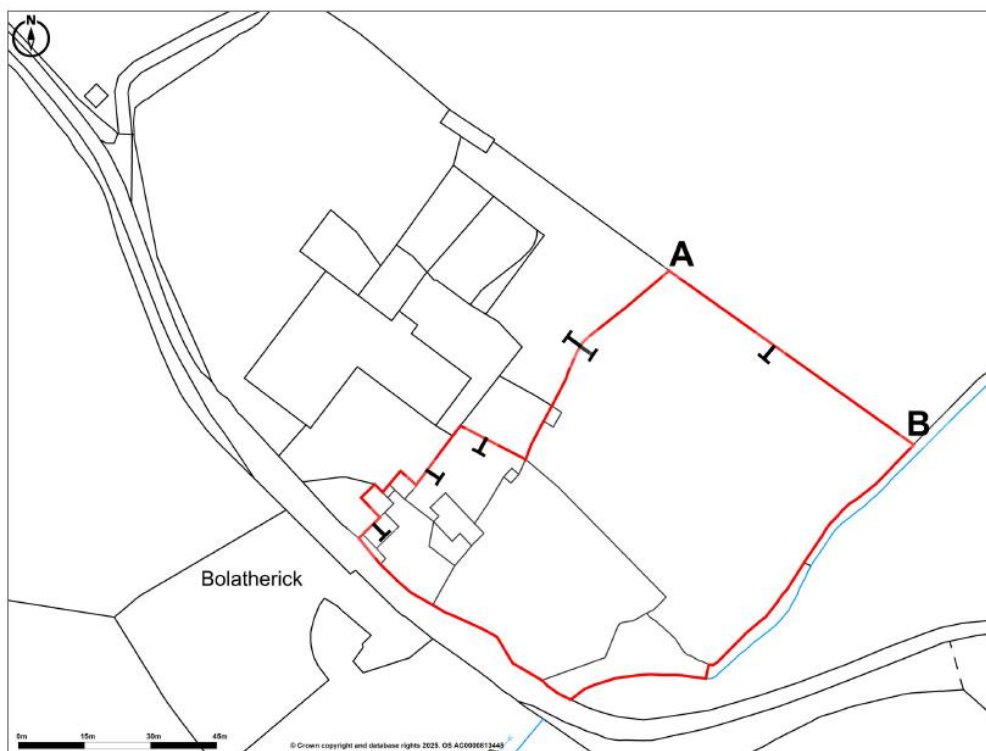
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Jefferys and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

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