



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10047

£895,000

Halgavor House,
Bodmin, Cornwall, PL30 5AA

FREEHOLD



An extremely attractive, superbly presented, Georgian house in a glorious rural setting on the outskirts of Bodmin town commanding lovely views over its own gardens which are approaching $\frac{3}{4}$ of an acre, to countryside beyond. The refurbished property provides 5 bedrooms (1 en-suite), 3 reception rooms with plenty of parking, two garages, a workshop and is beautifully situated in its own profusely stocked landscaped gardens.



SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room, study/snug, utility room.

First Floor Galleried landing with two staircases. Principal bedroom with en-suite bathroom, 4 further bedrooms, family bathroom and family shower room.

Outside Electrically gated entrance with gravelled driveway sweeping through the grounds down to the house. Broad gravelled parking/turning are in front of the house leading around to cobble patterned concrete hardstanding to one side accessing two single garages, a workshop, storeroom/kennel and former stables. Rear garden with raised vegetable beds, open lawn, fruit trees, raised decking and concealed oil storage tank and greenhouse. High hedged boundaries provide excellent privacy.

From the gravelled area in front of the house a ramp leads down through an established well planted flower and shrub bed to a broad swathe of lawn below encircled by high hedged boundaries providing shelter and good privacy.



DESCRIPTION

Halgavor House is believed to date from the early 1800's, is non-Listed but exhibits many delightful character features whilst benefitting from modern improvements which include, we

understand from our vendors, double glazed windows, a modern kitchen, new bathrooms, a new heating system and all new wiring. Our client's, since the year 2000 have completely renovated the property prior to moving in, now enabling the property to benefit from all its lovely old character features whilst having completely new services and amenities.

The house enjoys a delightful setting in its own established gardens of circa $\frac{3}{4}$ of an acre comprising a raised garden to the rear of the property with raised vegetable bed, lawn, a raised decked area and concealed oil tank and greenhouse. This area enjoys good screening from high hedging.

Below the house a broad gravelled parking and turning area in front of the house leads round to a courtyard at the side, there are two garages a workshop and further storerooms. Below this is an area of well tended lawns with inset and bordering trees. Between the house and the lower garden is a large bed of established plants and the boundaries of the lawn below comprise high hedging, bamboo, gunnera and trees providing excellent privacy.

From the pillared covered entrance, a panelled door opens onto the welcoming entrance hall which has the turning staircase at the back ascending to the first floor and doors off to the ground floor accommodation which comprises a large sitting room with window overlooking the gardens and countryside. A dining room which is open-plan to the refitted kitchen, with integrated appliances. At the back of the sitting room a door opens into an inner lobby with a door off into a study/snug and a secondary staircase ascending to the first floor. At the back of the kitchen is a useful utility room leading out into a covered area ideal for alfresco dining etc.

Two staircases ascend to the first floor accessing five beautifully proportioned bedrooms that enjoy lovely views out over the gardens and surrounding countryside. The principal bedroom has an en-suite bathroom and there is a further family bathroom and separate shower room.

An excellent array of outbuildings includes two single garages, a workshop, a former stable and a separate storeroom currently used as a kennel.

In all, the grounds are approaching $\frac{3}{4}$ of an acre, approached from a quiet country lane with an electrically gated access.





LOCATION

Halgavor House enjoys a beautifully peaceful approach over a quiet country lane runs from Bodmin town out into open countryside. The house benefits from an elevated setting commanding lovely views out over the surrounding countryside. Bodmin has long been an historically important administrative centre of Cornwall and is situated near the A30 dual carriageway which is Cornwall's main arterial road. The road links into Devon both to the city of Plymouth and onward to Exeter are excellent with a dual carriageway connection from the A30 all the way to Exeter where it joins the national motorway network and across county via the A38 there is a swift route to the bustling port and city of Plymouth.

Bodmin town provides a wide array of high street shops, a cinema, out of town supermarkets and trading estates, an excellent range of primary schools, both church and state and a well regarded secondary school and sixth form college which has achieved outstanding on its Ofsted reports. The town also has a variety of local inns and restaurants, with a large park and on the town outskirts is an 18-hole golf course at Lanhydrock.

Bodmin is situated in mid Cornwall enjoying easy access out to the rugged Atlantic coast to the north with its renowned sandy beaches and excellent surfing/kite surfing beaches whilst the gentler south coast, more favoured by sailors and boating enthusiasts is also an easy drive way featuring fishing villages at Mevagissey and Looe and between them is the deep natural harbour at Fowey with its two yacht clubs and picturesque town.

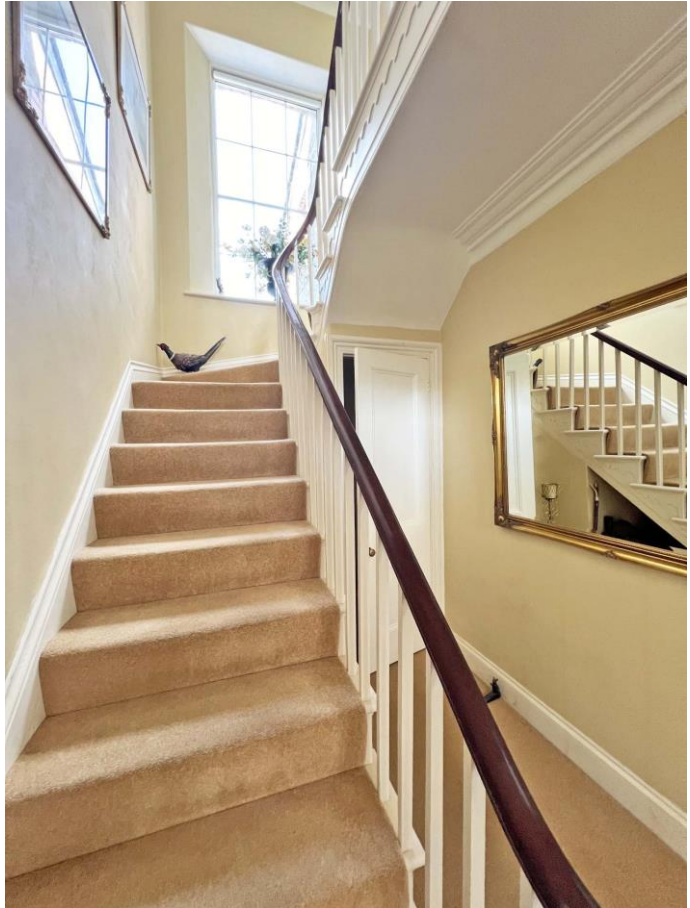
To the west the A30 dual carriageway provides swift access down to the south and west coastal resorts extending to St Ives, Penzance and Sennen in the far west, whilst also within

easy reach is the Camel Estuary, the town of Wadebridge sitting astride the upper tidal reaches and at the mouth of the estuary Padstow on the southern bank and Rock on the northern side. Also, within easy reach is Bodmin Moor, the fishing village of Polperro and the picturesque port of Charlestown near to the Eden Project. Excellent sporting and recreational facilities abound in the area including sea, course and fly fishing.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are
approximate)

Covered entrance with impressive white pillars and lead roof with broad granite steps to black painted wooden panelled front door with brass furniture opening onto the:-

ENTRANCE HALL Elegant turning staircase ascending to the first floor with understairs storage area, corniced ceiling. Doors off to:-



CLOAKROOM White suite comprising a low level wc, wall mounted corner wash hand basin with tiled splashback, extractor fan, wood effect flooring, radiator.

SITTING ROOM – 24' x 18'2", narrowing to 16' Tall white fireplace surround and mantel with a broad granite hearth on which stands a large woodburning stove. This is a beautiful triple aspect room with a large double glazed window overlooking the front gardens and woodland beyond, with shutters to the side. Further double glazed window overlooking the back garden and one to the side. Wall mounted air conditioning unit. High coved ceiling, seven wall light points, two radiators.



DINING ROOM – 16'8" into the chimney breast recesses x 12'8" Large double glazed window overlooking the front gardens and open countryside, with shutters to the sides and shelf/window seat beneath. Attractive period fireplace with outer wooden surround and mantel, slate hearth and woodburning stove. Picture rails, corniced ceiling, polished hardwood flooring. The dining room is semi open-plan to the:-

KITCHEN / BREAKFAST ROOM – 10'5 x 17'7" max. into a recessed double glazed window that overlooks the side garden. Attractive slate flagged flooring throughout. The kitchen is well fitted with a bespoke range of cherry wood base level cupboards and drawers, central island unit and separate dresser unit in pale blue, incorporating base level cupboards and drawers with matching wall cupboards, pelmet lighting and central mirror, built-in wine racks below. On one end of the island is a breakfast bar and all the



worktops including the island are honed granite. On one side is a navy blue fitted oil fired Aga and Aga Mate which, together provide two hotplates and a warming plate to the side with four ovens beneath. Additional electric oven and grill to one side with four ring ceramic hob above. Tiled splashback to the Aga, coved ceiling with inset downlighters and period meat hooks.

At the back of the sitting room a door opens onto an:-

INNER LOBBY Double glazed door to the rear covered courtyard, wood effect, secondary turning staircase ascending to the first floor and wooden panelled door off to:-

STUDY / SNUG – 11'9" x 10'4" Attractive corner fireplace with timber lintel, beamed ceiling, wood effect flooring. Dual aspect with double glazed windows overlooking the gardens and rear courtyard. Wall mounted air conditioning unit, radiator, television aerial point.



At the back of the kitchen a door opens onto the:-

UTILITY ROOM – 13'7" x 6' Fitted white Belfast sink with slate worktop to the side and chromium mixer tap, slate flagged flooring, undercounter space for washing machine. A range of shoulder height cupboards and wall mounted cupboards, slate thralls on brick supports, slate flagged flooring, part double glazed door to rear covered courtyard. Double glazed window overlooking the rear garden.

From the entrance hall a turning staircase with polished period wooden handrail and white painted banisters ascends to:-

GALLERIED FIRST FLOOR LANDING Large double glazed window over the stairs and landing providing plenty of natural light, coved ceiling. Doors off to:-



BEDROOM 1 – 15' x 12'8" Large double glazed window providing stunning views over the gardens to open countryside and woodland beyond. High corniced ceiling, door to:-



EN-SUITE BATHROOM – 11' x 10'8" Freestanding claw footed oval roll topped bath with chromium mixer tap and shower attachment, separate tiled shower cubicle with fitted shower, high level wc, his and hers white ceramic wash hand basins with tiled splashbacks, wall mounted mirror and light points above, each with its own chrome mixer tap. Ladder radiator/towel rail, electric shaver point. Wood effect flooring, radiator, large double glazed window overlooking the side courtyard.



BEDROOM 2 – 12'8" x 12'3" Large double glazed window overlooking the gardens and countryside with shutters on either side. Radiator, picture rails, high coved ceiling. Built-in display niche and shelf.

BEDROOM 3 – 12'8" x 8'7" Recessed sash window overlooking the gardens and miles of open countryside with shutters on either side, high coved ceiling, radiator.



BEDROOM 4 – 10'8" x 7'9" Double glazed window overlooking the rear garden, radiator, high coved ceiling. Door to second landing and off which is a further door to:-

BEDROOM 5 – 10'7" x 7'5" Double glazed window to the side, radiator, picture rails, high coved ceiling.

Off the main landing is an inner landing off which are doors to:-

FAMILY BATHROOM – 14'2" x 5'8" White suite comprising a panel enclosed bath with tiled wall surround, pedestal wash hand basin, low level wc, part tiled walls, radiator. Black and white mosaic vinyl flooring, dual aspect with opaque double glazed windows, electric light and shaver point. Adjacent to the family bathroom is a walk-in airing linen cupboard/storage room.



A secondary staircase that starts beside the study on the ground floor ascends to:-

SECOND FLOOR LANDING

Radiator, galleried stairs are split level divided by three steps accessing bedroom 5, 4 and 2 and also accessing a further:-

FAMILY SHOWER ROOM – 12' x 6'7" plus door recess area

Fully tiled shower cubicle with fitted Galaxy shower, low level wc, white ceramic wash hand basin on a vanity cabinet with tiled splashback, wall mounted mirror, light and electric shaver point above. Radiator, wood effect flooring, opaque double glazed window. Louvered door to walk-in storage cupboard with fitted shelving, hanging rails and loft hatch access.



OUTSIDE

Halgavor House is approached from a quiet country lane via an electric timber gate which opens onto a sweeping gravelled driveway that enters the gardens and drops down the side of the house, across the front where there is a large gravelled parking and turning area and up the right hand side where there is a pavioured effect concreted driveway which provides plenty of further parking and to the side of which are:-

GARAGE 1 – 18'5" x 9'3" Remote controlled metal roller shutter door, electric light and power points.

GARAGE 2 – 17' x 9' Remote controlled metal roller shutter door to the front, electric consumer circuit breaker board inside with electric light and power points. Eaves storage area to the rear and on one side is a walk-in freezer room with electric ceiling light point.



Between the two garages a door opens onto:-

THE WORKSHOP – 16'9" x 9'4" A selection of fitted wall shelving, electric light and power points.

To the left of garage 2 is a storeroom currently used as a:-

DOG KENNEL – 9'7" x 7'7" Metal grilled fitted door to the front.

At the back of the courtyard a door with three steps up opens into:-

THE STABLES – 21' x 10' Vaulted ceiling, exposed A-frame trusses, window providing natural light, electric light and power points and concealed on one side is all the pump and filtration borehole equipment.





From the gravelled parking area at the front of house a ramp descends into the gardens below which is initially a well ordered bed of mature flowering shrubs and pampas grass, beyond which is a gently sloping lawn down to high, well planted boundaries with bushes, trees, bamboo, gunnera and an inset tree providing privacy and the perfect place to enjoy the southerly setting. The rear garden has a pergola and outside sitting area with the pergola supporting a mature wisteria and other climbing plants including a vine. The back gardens are terraced above this with areas of lawn, raised planting beds, an arbour festooned with flowering roses. A raised area of decking with awning covering, outside lights and a covered courtyard area accessing doors into the utility room and rear lobby. To one side of the rear garden concealed from the house by wooden fencing is an aluminium framed greenhouse and the oil storage tank. The rear boundaries comprise high leylandii hedging and two apple trees providing complete privacy.

Set into the back wall of the house a door opens onto:-

THE BOILER ROOM Freestanding Worcester Bosch oil fired boiler to supply domestic hot water and central heating.

In all, the grounds are approaching $\frac{3}{4}$ of an acre.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE PL30 5AA.

SERVICES Private water supply via a borehole, mains electricity, private drainage, oil fired central heating with electrical air source air conditioning for the sitting room and study.

COUNCIL TAX BAND F (see www.mycounciltax.org.uk).

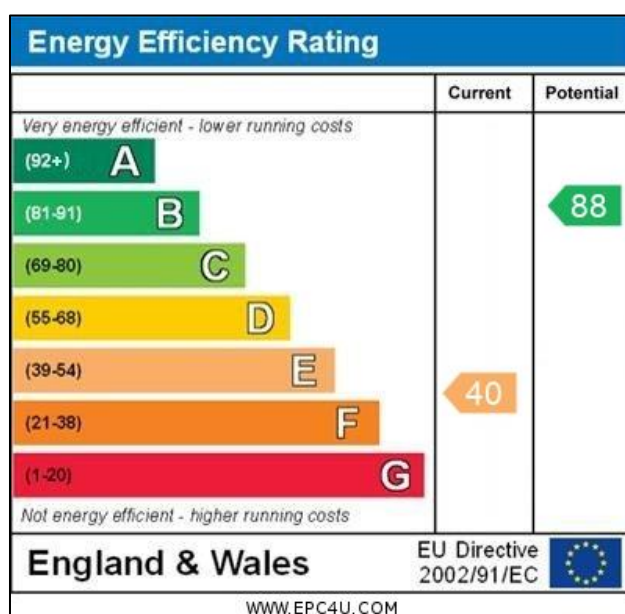
DIRECTIONS From Bodmin town head out on Halgavor Road and follow the road out through the national speed limit signs on Halgavor Road and follow the lane out into the countryside for .2 of a mile where you will come to a forked drive on the left with an oak tree in the middle, the next entrance and gate to the left hand side is the entrance to Halgavor House.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

Halgavor House, Bodmin, PL30

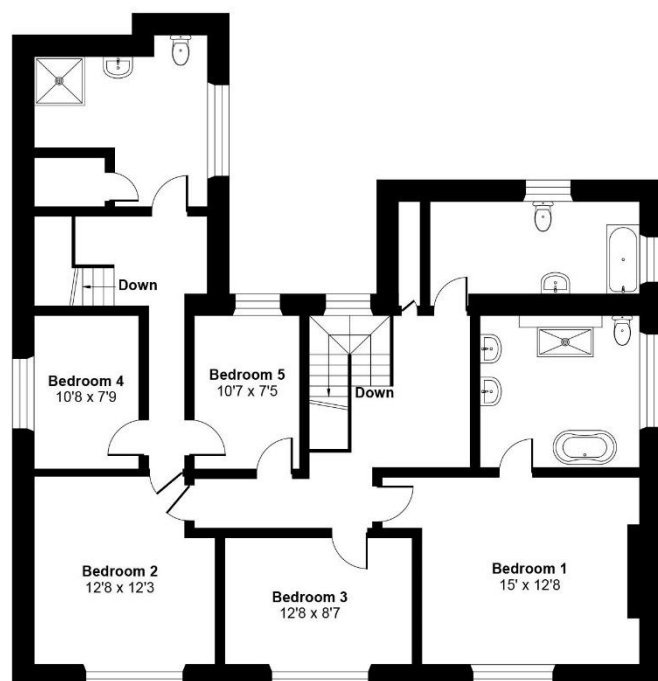
Approximate Area = 2714 sq ft / 252.1 sq m

Garages = 387 sq ft / 35.9 sq m

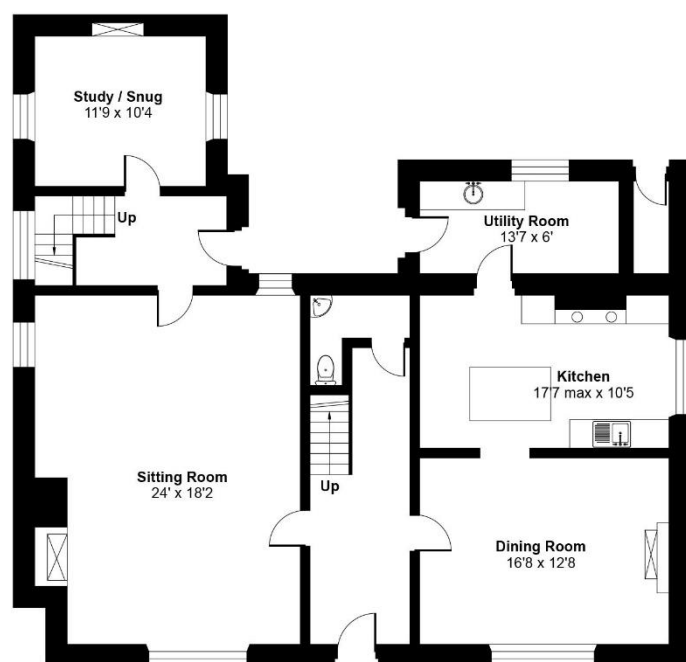
Outbuilding = 366 sq ft / 34 sq m

Total = 3467 sq ft / 322 sq m

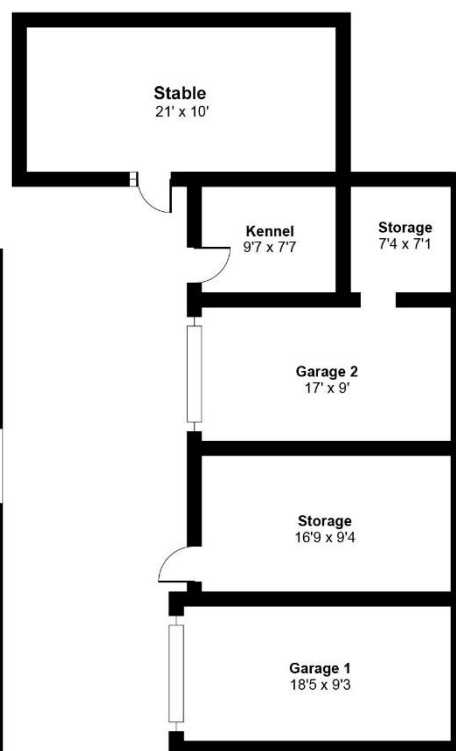
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



**GARAGE 1 / 2 /
OUTBUILDING 1 / 2 / 3 / 4**



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lillcrap Chilcott. REF: 1149167

For reference only, not to form any part of a sales contract.

