



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR27579880

Offers around £975,000

Wooda,  
Warleggan, Mount, Nr. Bodmin, Cornwall, PL30 4HA

**FREEHOLD**



**An exquisite Grade II Listed detached former Georgian farmhouse occupying a beautifully peaceful rural location on the outskirts of the hamlet of Warleggan on the southern edge of Bodmin Moor. From its elevated position the south west facing house enjoys views over an unspoilt wooded valley and is set within formal gardens and paddock approaching 1½ acres with garaging, parking and a wealth of internal and external character features all impeccably presented.**





## **SUMMARY OF ACCOMMODATION**

### **MAIN HOUSE**

**Ground Floor** Entrance porch, entrance hall, cloakroom, sitting room, dining room, farmhouse kitchen with Aga, former dairy/utility room, turning staircase to galleried landing. Separate former bakehouse accessed by covered walkway from kitchen door.

**First Floor** 4 double bedrooms, one with en-suite shower room/wc, beautifully equipped family bathroom.

**Outside** Former bakehouse now study/library, a detached garage, gardener's wc, gazebo, greenhouse, covered swing seat, incredibly well stocked and superbly landscaped mature gardens with spring fed pond, quaint goose pens, paddock and an historic 'butter well' dating to 1826.

Across the road on a separate plot of land stands a stable block of 3 stables with attached wood store and mature orchard area behind it and hardstanding/parking in front of it.

**In all, the gardens and grounds are approaching 1½ acres.**





## **DESCRIPTION**

Wooda comprises a main house, garage, bakehouse, the formal gardens around the house and a paddock behind. On the opposite side of the lane is a further plot of land on which stands a stable block of 3 stables with an orchard area behind it and log store. There is a parking area in front of the stable. In all the grounds are approaching 1½ acres.

The entire property is offered with vacant possession and no onward chain.



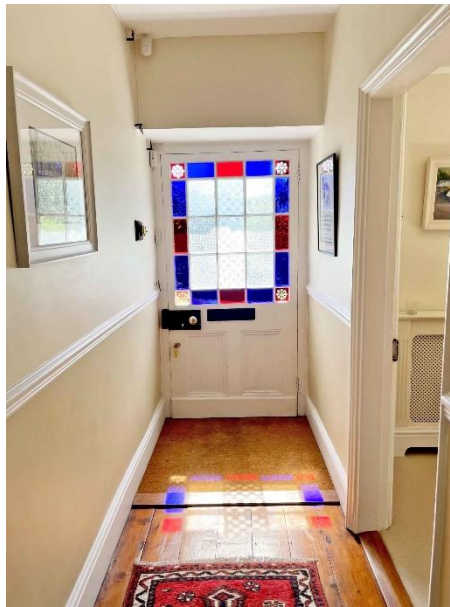
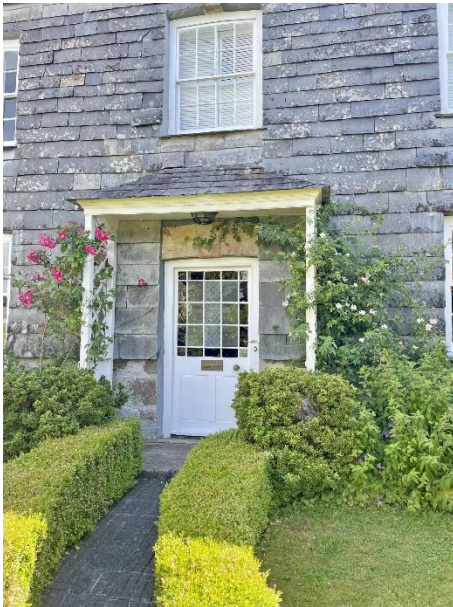
Wooda (ancient spelling Woodah), is an extremely handsome detached Georgian farmhouse with a date stone to the left hand side elevation of 1804. The property is Grade II Listed and displays many features that are more characteristic of the early 18<sup>th</sup> century. At the front is a beautifully landscaped garden with feature natural stone wall with slate capping stones and recently renewed white picket fencing. A white garden gate opens onto a period style tiled footpath which approaches the front door through low box hedging.

Wooda is a unique house with many historical features. The accommodation is accessed via a leaded light part stained glass front door which opens onto an entrance hall accessing all the reception rooms with period turning staircase at the back of the hall, ascending to the first floor. The house is arranged in 'square four' format with the four bedrooms accessed from a split-level landing and on the ground floor there are two elegant, beautifully proportioned reception rooms at the front of the house (sitting room and dining room). Both receptions have open fireplaces, recessed sash windows and shutters, and with a window seat in the lounge, both also facing south west enjoying views over the front garden and valley beyond.

At the rear is a superbly equipped farmhouse kitchen with Aga, a cloakroom and dairy/utility room. At the back of the house, accessed from the kitchen across a courtyard is the former bakehouse now used as a library/study. On the first floor the split level landing accesses four double bedrooms with the front two having sash windows and window seats overlooking the valley; bedroom 3 at the rear has an en-suite shower room and the family bathroom is beautifully fitted with a period style white suite including a roll topped claw footed freestanding bath and separate shower.

The property sits amidst gardens and paddock which, together with the stables and orchard opposite are approaching 1½ acres. The gardens around the house are well stocked and superbly landscaped manicured gardens with well planted surrounds to the house and tiered gardens behind the house comprising two large lawned areas with well stocked flower and shrub bed borders and surrounds, beyond which is a paddock and the gardens include a cottage garden and greenhouse and several sitting areas. To the right hand side of the house is a gated vehicular access to a gravelled parking area also leading to the garage and gardener's wc.





## **LOCATION**

Wooda is a premier period property in the charming village of Warleggan, situated on the southern slopes of Bodmin Moor in the picturesque wooded valley of the River Bedalder. This is an Area of Outstanding Natural Beauty accessed from a minor country road that links the villages of Mount and Warleggan. Following the lane down into the valley brings you to Wooda bridge which crosses the River Bedalder, a magical location where water cascades over rocks on its way to join the River Fowey. The village of Warleggan pre-dates the Domesday Book and has a 14<sup>th</sup> Century Grade II\* Listed church. This is excellent walking country with the lower reaches of Bodmin Moor being in easy reach, with Bronze and Iron Age roundhouses, quoits and burial barrows, and this area is designated as an AONB and International Dark Sky Landscape for those who enjoy night sky watching.





The nearby towns of Bodmin and Liskeard provide a wide variety of shopping facilities and schools both within about a 20 minute drive. There is a primary/junior school in the nearby village of Cardinham and a general store and public inn in St Neot just 10 minutes' drive away. Although enjoying a peaceful rural location, Wooda enjoys easy access to the A30 and on to Truro further westward, or eastward to Exeter where it provides a dual carriageway link to the M5 and A303 to London. The A38 is also easily accessed, connecting to the city of Plymouth in Devon. A short drive away is Bodmin Parkway Station which provides a mainline rail link to London Paddington (approximate travel time 4-4½ hours).

Surrounded by beautiful countryside comprising a mix of moorland and picturesque wooded valleys, Wooda also lies approximately equidistant from both south and north Cornish coasts giving it easy access to excellent bathing, water sports, coastal walks and local tourist attractions.

**HISTORICAL NOTE.** Cornwall's archives record a Steffan de Bosco (bosco = wood) as living on the land in 1260 and the current owners have several ancient deeds of transfer, the oldest dating back to 1695. The property ceased to operate as a farm some 40 years ago when the land was sold off leaving this elegant and extremely handsome former farmhouse to provide a characterful family home amidst the 1.37 acres of retained land.

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

Picturesque slate roof entrance porch with white trellised sides festooned with climbing roses, outside light and broad granite step to part glazed period front door with stained glass and etched glass panels to the upper half opening onto:-

**ENTRANCE HALL** Recessed mat well, polished floorboards, boxed in radiator, archway to inner hall with period tessellated tiled flooring, dado rails, built-in understairs storage cupboard with turning staircase to the first floor, dado rails. Doors off to:-

**CLOAKROOM** White suite comprising a low level wc, wash hand basin with chrome towel rail beneath and travertine style tiled splashback, boxed radiator, opaque glazed window, white beamed ceiling. Part of a granite salting trough appears in the cloakroom, adjacent to the old dairy.

**OLD DAIRY – 12' x 10'1 plus door recess** Slate floors on brick pillars on two sides, slate flagged floor, dual aspect with windows to side and rear, white Belfast sink on legs with tiled splashback and mixer tap, feature ancient granite pig salting trough which is part of the listing and has a timber top with trap door and built-in shelving above. Ample space for washing machine, fridge, freezer, tumble dryer etc. and a range of five fitted drawers for storing apples. Part wooden panelled walling. White painted beamed ceiling with original hanging hooks for meat and game etc.

**SITTING ROOM – 17'1 into chimney breast recess x 13'5** Broad recessed sash window overlooking the front garden and countryside beyond, with window seat and shutters. Attractive period fireplace with timber surround and mantel, slate inner slip built-in fire grate with slate hearth beneath. Fitted cupboards to the chimney breast on either side with arch



topped white painted open display shelving, boxed in radiator, coved ceiling, picture rails, two radiators, TV aerial point.



**DINING ROOM – 17'2" into the chimney breast recesses x 13'6"** Recessed walk-in sash window overlooking the front garden with shutters on either side and wooden panelling beneath. Period fireplace with attractive white painted surround and slate mantel with slate hearth and woodburning stove, built-in period cabinets to the chimney breast on one side with open display shelving above. Four wall light points, two boxed in radiators, coved ceiling.



**KITCHEN / BREAKFAST ROOM – 14'3" x 12'1** The kitchen is fitted with a range of solid wooden bespoke kitchen cabinets comprising cupboards and drawers with a broad dresser unit along one side with base cupboards and drawers, open shelving to the top and cupboards on either side with wooden worktop surface. Traditional wooden worktop surface with 1½ bowl white ceramic sink unit and mixer tap. Integrated fridge and dishwasher. On



one side is an oil fired Aga with two ovens, two hotplates and a fitted cupboard to one side, housing the freestanding oil fired boiler that supplies domestic hot water and central heating. Slate flagged flooring throughout, radiator, white painted beamed ceiling with spotlight points, dual aspect with windows looking out to the rear courtyard and bakehouse which is linked to the kitchen by a covered arch.



Turning staircase to the first floor with wooden handrail, newel post and banisters accessing a:-

**SPLIT LEVEL LANDING** Loft hatch access and a wide archway at the top of three steps that divide the two levels. Doors off to:-

**BEDROOM 1 – 13'4" x 13'**  
Beautifully light room with large recessed sash window overlooking the valley, built-in colonial style shutters on either side and window seat. Built-in wardrobes with further cupboards above, radiator, coved ceiling.





**BEDROOM 2 – 13'5" x 13'2"** Recessed sash window providing lovely views over the valley with colonial style shutters on either side and a built-in window seat, two built-in wardrobes and two drawers, radiator.



**BEDROOM 3 – 12'3" x 11'2"** Two dormer windows overlook the rear courtyard and garden, each with window seats beneath. White painted exposed beams and trusses, radiator. Part vaulted ceiling with restricted head height on one side.



**BEDROOM 4 – 16'5" x 12'** Exposed ceiling trusses, window overlooking the rear courtyard garden, built into the eaves with restricted head height on one side. Radiator, two built-in storage/airing cupboards, one housing the pressurised hot water tank. Door to:-

#### **EN-SUITE SHOWER ROOM**

Fully tiled shower cubicle with fitted Aqualisa shower, low level wc, wall mounted wash hand basin with floral tiled splashback. Chrome ladder radiator/towel rail, window.

**BATHROOM** Fitted with a white suite comprising a fixed double size shower cubicle with glazed enclosure, fitted shower and tiled wall surrounds. Freestanding roll topped





claw footed bath with chromium mixer tap and shower attachment, high level wc. Feature period wash hand basin with tiled splashback, chrome ladder radiator/towel rail. Sash window with fitted shutters and window seat beneath, exposed wooden floorboards.



### OUTSIDE

Wooda is approached from a quiet lane via a vehicular entrance to the right of the house where twin gates between stone gate pillars open onto a gravelled parking area with room for several vehicles, also accessing the **GARAGE – 19'4" x 14'** Twin wooden doors to the front, in one corner is the oil storage tank on a plinth and the garage also houses the filtration and pumping equipment for the borehole which provides Wooda's own water supply, electric consumer circuit breaker board and pitched roof. Wooden pedestrian door to the side. Outside tap. Attached **GARDENER'S WC** with high level white wc, quarry tiled flooring, opaque glazed window, wooden pedestrian door.

The front of the house has a picturesque stone wall bordering the lane topped with slate capping stone on top of which is low white picket fencing with a white pedestrian gate hung between granite pillars opening onto a period style tiled path which leads between low box hedging on either side, around to the front door. On either side of the path are well tended lawns with beautifully stocked well manicured flower and shrub beds and borders and a central bed to the right, featuring a beautiful magnolia stellata. The side boundary comprises stone walling providing complete privacy and mature planting such as camelias, rhododendrons, pittosporum, azaleas and hydrangeas provide an extremely attractive introduction to this fine and beautiful house.

Wooda also enjoys a vehicular right of way through the courtyard of the barns on the left hand side, which accesses a driveway into the rear gardens and the paddock.

Immediately behind Wooda a gravelled path leads from the parking area through to:-

### **THE BAKEHOUSE – 11'5" x 11'3"**

Slate flagged flooring, high pitched ceiling with wooden panelling, built-in cupboard, feature fireplace with clome oven and raised slate hearth on which stands a woodburning stove and an impressive granite





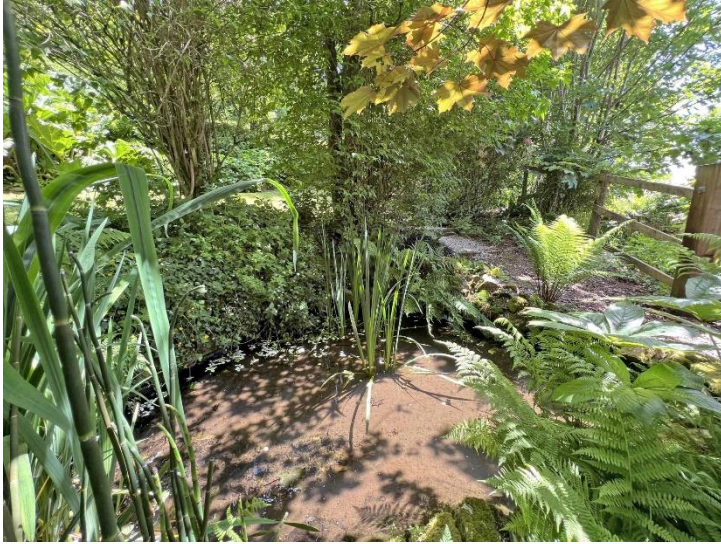
lintel above. A range of fitted book/display shelving, electric wall mounted consumer circuit breaker board, television aerial point. This is the perfect place for a study, work from home environment or just a peaceful reading room with a white painted timber stable door at the front opening onto the rear courtyard accessing the stable door into the kitchen of the main house. Two flights of stone steps from this area ascend into the gardens above and a white painted gate in a side wall of Wooda's rear garden on the barn side, opens onto a gravelled area also in Wooda's ownership and featuring granite staddles to the far side.



The gardens above are exquisitely planted and manicured with the steps to the left having a border of healthy pruned and productive fruit trees and to the right is a stunning cottage garden which is a riot of colour in the spring and summer and in the top part of which is an aluminium framed greenhouse. A pedestrian gate in the side wall of this garden area opens onto the gravelled area leading up into the paddock and top garden. An area of lawn provides a tier above the bakehouse which is beautifully planted with fuchsias, rhododendrons, hydrangeas and a large number of other flowering trees and plants. Bark and slate screed pathways lead through to a gazebo with beautifully planted bog garden (including a large gunnera), and natural spring fed pond, alive with wildlife and featuring water loving plants such as ferns and iris.











Wooden sleeper and granite gravelled path ascends into the upper lawn, which is a broad swathe of level lawn along the entire width of the plot, with a composting area in one corner, beautifully planted flower and shrub bed borders to the lawned tier below and wire fencing with a pedestrian gate in it opening into the paddock above. In the corner is a covered wooden swing seat with slate screed surround and ample room for a bistro table etc. The paddock is currently left as a nature reserve of grass and bracken, but could be reclaimed and used as a paddock again, if required. From this upper lawn area, a five bar timber gate provides vehicular access up the left hand side of the plot into the paddock.

### **THE STABLES**

On the opposite side of the country lane from Wooda there is a former stable block comprising 3 stables each with twin opening doors to the front. **STABLE 1 – 20' x 10', STABLE 2 – 13' x 9'10", STABLE 3 – 12'2" x 10'.** The stable block has recently had a new metal profiled roof and is approached from the lane via a five bar timber gate with a concreted apron providing off-road parking for several vehicles. A path at the side of the stables leads round into an orchard behind it which is surrounded by hedging and banking with inset fruit trees and a soft fruit bed. There is a re-roofed timber store behind the stables with wooden slatted sides and a granite gravelled base.





Further up the lane from Wooda a wooden door in the bank of the lane is in Wooda's ownership and opens into a slate shelved 'Butter well' which has a stream running through it and was where dairy products were kept to keep them cool with the waters of the cold stream running through the butter well.

**In all, the gardens, grounds, paddock and stable/orchard area are approaching 1½ acres.**



### **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 4HA.

**SERVICES** Mains electricity, private water supply via borehole, private drainage, oil fired central heating, woodburning stoves to several rooms.

**MOBILE PHONE COVERAGE** All major providers likely.





**BROADBAND** Standard broadband available – 18 Mbps download speed. 1Mbps upload speed.

**COUNCIL TAX BAND** F (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** Enter the moorland village of Mount from the Cardinham side, proceed into the village and in the middle you will come to a turning on the left signposted towards Warleggan 1¼ miles. Turn left here and follow this lane out of the village, through the national speed limit signs and then proceed down into a pretty, wooded valley, around several sharp bends, over a picturesque stream and a bridge with metal railings on either side and then proceed up a hill. Go past the first modern bungalow on your left hand side and then two attractive renovated stone barns. Wooda is the next house on the left clearly noticeable from its front boundary wall and white picket fence.

**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.

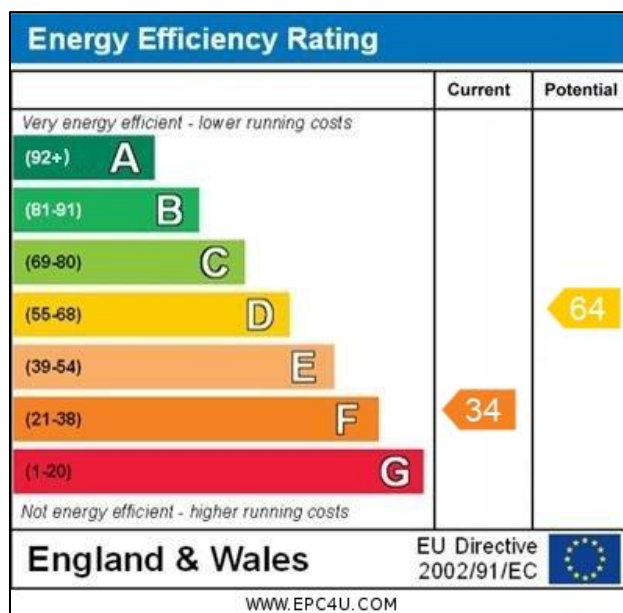
**AGENT'S NOTE 2** The neighbouring barn has a pedestrian right of way over a 2 metre strip in the 'gravelled area' adjacent to Wooda's boundary with the barn.



**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.**

## Wooda, Warleggan, Mount, Bodmin

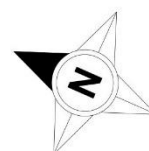
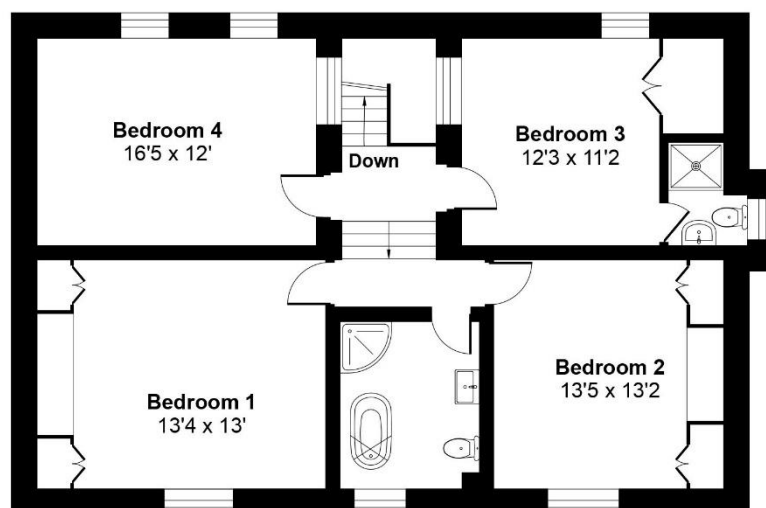
Approximate Area = 2091 sq ft / 194.2 sq m

Garage = 265 sq ft / 24.6 sq m

Bake House / W.C= 153 sq ft / 14.2 sq m

Total = 2509 sq ft / 233 sq m

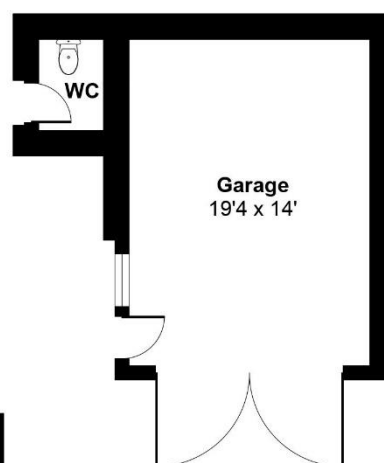
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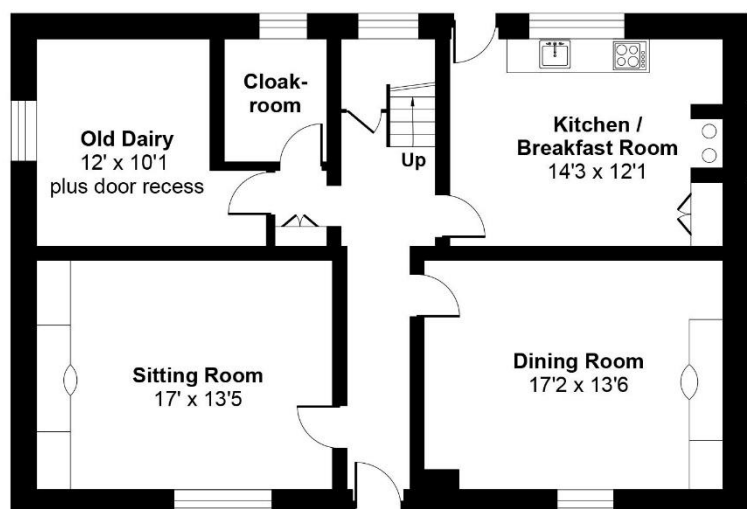
**FIRST FLOOR**



**THE BAKE HOUSE**



**GARAGE / OUTBUILDING**



**GROUND FLOOR**



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2024. Produced for Lillcrap Chilcott. REF: 1152729

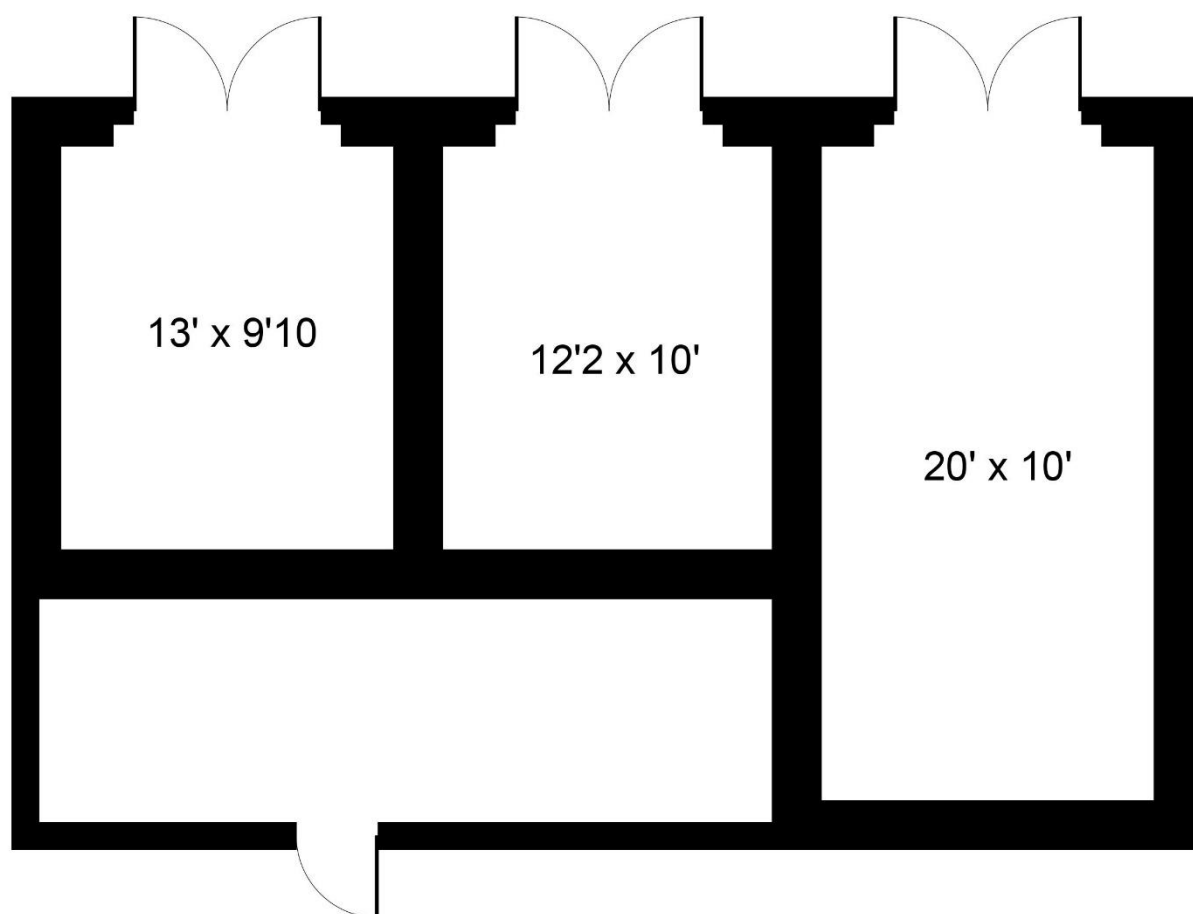
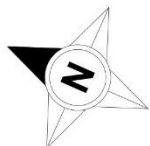


Not to scale – for identification purposes only.

## Wooda, Warleggan, Mount, Bodmin

Stables = 438 sq ft / 40.6 sq m

For identification only - Not to scale



### THE STABLES



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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