



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10447

£895,000

Hantergantick,
St Breward, Bodmin, Cornwall, PL30 4NH

FREEHOLD



Available for only the second time in 58 years

Enjoying a peaceful and very private rural setting, on the edge of Bodmin Moor, a charming and very spacious 4 bedroom detached period house together with a separate, detached 1 bedroom letting barn and a further range of stone outbuildings, in all the grounds are approximately 1.8 acres comprising garden and paddock, in a delightful, elevated position, enjoying unspoilt views over moorland, countryside and the De Lank Valley.



SUMMARY OF ACCOMMODATION

Ground Floor Two entrance porches, sitting room, dining room, garden room, study, library, kitchen/breakfast room, plant room, utility room. Two staircases ascending to the first floor.

First Floor 4 bedrooms, family bathroom, shower room.

CONVERTED BARN

Ground Floor Entrance hall, double bedroom, bathroom, kitchen, plant room.

First Floor Large open-plan living room.

GARAGE BARN AND 3 FURTHER STONE BARNES

Outside Large garden areas around the main house, separate front and rear gardens to the converted barn. The remainder of the land comprises two paddock areas, (one of which houses the photovoltaic panels), an enclosure of coppiced trees and a slither of land providing access from the rear boundary down to the De Lank River.

In all, the grounds are approximately 1.8 acres.

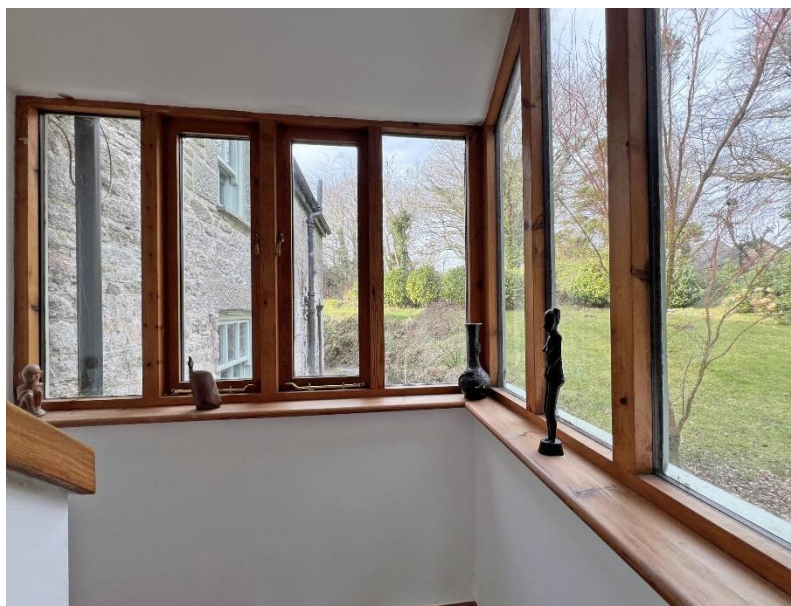


DESCRIPTION

Hantergantick is a quintessential detached 4 bedroom, extended moorland house of immense charm and character enjoying a delightfully peaceful and very private setting

amidst its own gardens and paddocks which are approximately 1.8 acres. The house enjoys a wonderful south east aspect to the rear from an elevated position that affords lovely views from both the gardens and the house over the De Lank valley, the surrounding moorland and countryside.

An attached piggery to the main house was incorporated into the accommodation now providing a superb garden room. The house has been refurbished with the installation of new double glazed



windows and doors throughout and ground source heat pumps were installed to the main house and the converted barn behind it. The barn was converted into a 1 bedroomed holiday let and was reroofed

The purchaser will be acquiring a well-presented, detached and deceptively spacious 4 bedroom character house which, on the ground floor, has 5 reception rooms, a well fitted kitchen with a range of ash wooden cabinets and integrated appliances including a solid fuel Rayburn for cooking. The kitchen is open-plan to a breakfast area with doors to the rear garden; there is also a plant room and utility room. There are two separate entrance porches from the front garden and two staircases ascending to the first floor.

On the first floor are 4 bedrooms, a bathroom and a separate shower room. Two of the bedrooms have an interconnecting passageway linking each side of the house to the respective staircases. The house exhibits wonderful character features such as open fires, exposed beams, granite/slate flagged flooring and exposed stone walling.

Behind the main house is a separate 1 bedroom converted letting barn with reverse level accommodation comprising an entrance hall, a double bedroom, bathroom, kitchen and plant room on the ground floor and on the first floor is a beautiful double aspect living room with high vaulted ceiling and wooden flooring throughout. The letting barn has its own front and rear gardens with separate pedestrian gated access from the entrance driveway.

To the side of the approach driveway is a detached granite stone garage with slate roof together with an adjacent wood shed. Beyond this the drive curls down through the grounds with separate pedestrian gates into the converted barn gardens and the cottage front garden and then proceeds on into a larger parking and turning area adjacent to two more picturesque rustic stone barns with slate roofs. There may be potential for conversion to letting accommodation for these barns, if required, subject to any necessary consents.

There are beautiful garden areas around the house with open lawns, inset and bordering mature and semi mature trees, including a myriad of flowering shrubs, spring plants and bulbs and a pond, all enjoying lovely views out over countryside and moorland. Below the rear garden is a ½ acre paddock with a slither of land dropping down to the De Lank River. Behind the parking area and two stone barns are three stone walled enclosures, one of

which is a small paddock currently housing the photovoltaic panels and the other two house a coppice trees and a sheltered garden area.

In all, the grounds are approximately 1.8 acres.



LOCATION

Hantergantick occupies a dreamy and for many people perfect position, nestled on the edge of Bodmin Moor enjoying stunning views from its elevated position across moorland and the surrounding countryside and yet the property is within easy reach of the sought after ancient moorland village of St Breward which offers an excellent range of local facilities including a community shop, an excellent pub, primary school, Church of England church, many local interest groups and a community bus that provides a connection service on different days of the week to Cornwall's capital city Truro, Wadebridge and other nearby towns.

This area has remained largely untouched over many years with the moorland areas being maintained under Commoners Rights which include the ability to graze livestock such as sheep, cattle and horses on the moor. Bodmin Moor is a huge area of unspoilt moorland with tracts of forestry, rugged tors interspersed with lakes, streams and historical monuments, providing many acres of stunning scenery. There is easy access on foot from the property to miles of wonderful walks shared with occasional horse riders and cyclists.

St Breward is almost equidistant between the south and north Cornish coasts. To the north and west is the rugged Atlantic coast of Cornwall with golden sand beaches providing excellent bathing, surfing and windsurfing from Widemouth Bay down to National Trust beaches such as Tregardock and then on to the more known resorts such as Rock, Daymer Bay, Treyarnon and Constantine with further beaches stretching all the way southwards to the coastal resort of Newquay.

The town of Wadebridge is a short drive away sitting astride the River Camel with Padstow on its southern bank and the coastal resort of Rock on the northern side, connected by a passenger ferry. There is a superb coastal golf course at St Enodoc in Rock and a further coastal golf course at Constantine.

The softer, south coast of Cornwall has lovely beaches facing the English Channel and a softer less windy climate ranging from the fishing village at Looe down to the Roseland Peninsula with lovely beaches and coastal walks to be explored with excellent beaches for bathing, kayaking and paddle boarding etc.



The nearby town of Bodmin provides a wide array of leisure, commercial and retail facilities, a leisure centre, state and church primary schools, a secondary school and a sixth form college that has been rated outstanding by Ofsted. Bodmin has a mainline railway station providing a direct link to London Paddington with approximate travel time of 4½ hours. Bodmin is adjacent to the A30 which is Cornwall's main arterial dual carriageway providing swift access to the south of the county and northwards all the way to Exeter where it joins the national motorway network.

Cornwall's capital city of Truro is 34 miles away via the A30 and provides an excellent retail base with state and private schooling and the Hall for Cornwall which hosts theatrical and entertainment events throughout the year. To the south west lies Cornwall airport Newquay providing daily shuttle flights to various UK cities and some European destinations.

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

Part double glazed panelled wooden front door to:-

ENTRANCE PORCH Pitched slate roof with exposed trusses, ceiling light point and external security light, hanging rail to one side, granite step and door to:-

DINING ROOM – 17'6" x 11'7" A lovely dual aspect room with double glazed sash windows overlooking the garden, part slate, part granite flagged flooring, open beamed ceiling, impressive granite fireplace with open hearth, cowl and the remains of a clome oven to one side. Radiator. Doors off to:-





GARDEN ROOM – 26'8" narrowing to 19'3" x 14'8" A superb triple aspect room with full height double glazed windows on two sides providing panoramic views over the garden, woodland and open moorland. On one side is a raised wooden dais with room for dining, table and chairs. The lower level is a wonderful sitting area overlooking the gardens with twin double glazed doors opening onto a slate paved patio. Inset ceiling downlighters, part vaulted ceiling with exposed A-frame trusses and skylight window, two electric radiators. Door off to:-



SHOWER ROOM Slate tiled floor with stainless steel floor drain, fixed glazed screen and fitted Mira shower, low level wc, wall mounted wash hand basin, part tiled walls, chromium ladder radiator/towel rail, large double opaque glazed window, vaulted ceiling with extractor fan.

SITTING ROOM – 17'8" x 13'8" to the chimney breast and including the stairs. On one side of the room is an impressive inglenook fireplace with granite stone surrounds and lintel, a raised granite hearth with woodburning stove and log storage recess to the side. Dual aspect with double glazed sash windows overlooking the gardens, radiator, beamed ceiling, slate flagged flooring, turning staircase ascending to the first floor, two wall light points, built-in understairs storage cupboard. Door to:-



SECONDARY ENTRANCE HALL Slate flagged flooring, wooden door returning to a:-

SECONDARY ENTRANCE PORCH Part double glazed panelled door back to the front garden, storage shelf to one side, doors off to:-

STUDY – 17'7" x 7'5" Dual aspect with double glazed sash windows overlooking the gardens, slate flagged flooring, built-in shelved storage cupboard, three wall light points, radiator, beamed ceiling. Part glazed door to:-

LIBRARY – 11'3" x 6'9" Double glazed window overlooking the garden, double glazed skylight window, an extensive range of custom made oak bookcases line two walls with cupboards beneath the double glazed window. Radiator, slate tiled flooring, vaulted ceiling with inset downlighters. Door to:-



PLANT ROOM Freestanding ground source heat pump. adjacent large Tribune hot water cylinder with immersion facility, wall mounted Roca wash hand basin with tiled splashback, low level wc, double glazed skylight window, wall mounted electronic programming controls including a meter for the photovoltaic panels, and electric circuit breaker board, slate tiled flooring.

Off the dining room a part glazed door opens onto the:-

KITCHEN / BREAKFAST ROOM – 17'9" x 10'8" Dual aspect.

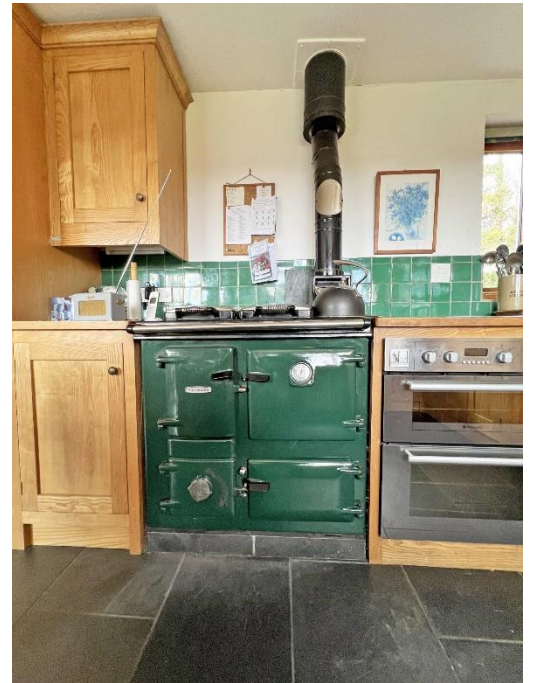


BREAKFAST AREA Twin double glazed doors opening onto a patio overlooking the gardens and the valley beyond. Slate flagged flooring, turning staircase ascending to the first floor with large built-in understairs storage cupboard suitable for storing wine.

KITCHEN AREA The kitchen is beautifully fitted with a bespoke range of ash fitted cupboards comprising a comprehensive range of base level cupboards and drawers



with further matching wall cupboards, one of which is glass fronted for display and another comprises a full height pull-out larder cupboard. Surrounding stripped wood worktop surfaces, inset 1½ bowl stainless steel sink unit with chromium hot water tap. On one side of the room is a solid fuel Rayburn with two hotplates and two ovens. Beside the Rayburn is an electric double oven and grill with a four ring ceramic hob. Tiled wall surrounds to the worktop surfaces, inset ceiling downlighters, slate tiled flooring. The kitchen is dual aspect with double glazed windows overlooking the rear garden to an open valley, moorland and fields beyond.



UTILITY ROOM – 10'9" x 5'9" Double glazed windows overlooking the gardens, slate tiled flooring, ample room for fridges/freezers, built-in pine storage cupboard, white Butler sink with hot and cold taps and tiled wall surrounds, space for washing machine and tumble dryer, fitted cupboard and shelves, slate tiled flooring, wooden door to a stone pitched roof covered storage area which is open to the back garden.

From the kitchen/breakfast room an exposed wooden turning staircase ascends to a:-

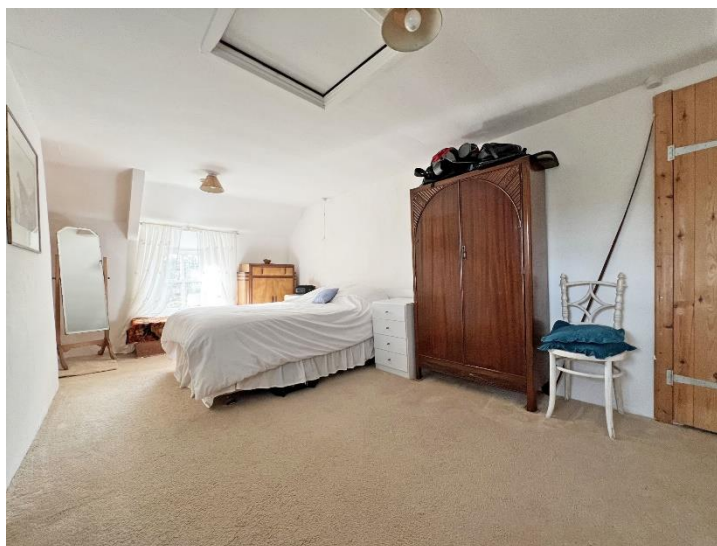
HALF LANDING Double glazed windows on two sides overlooking the gardens and a vaulted ceiling with inset downlighters. A further flight of stairs with uplighting to the handrail to a:-

FIRST FLOOR LANDING Two built-in wardrobe cupboards, wall mounted thermostatic control and doors off to:-

BEDROOM 1 – 14'2" x 11' Triple aspect with double glazed windows providing lovely views over a valley and countryside beyond. A tall double glazed gable end window and two skylight windows. Exposed wooden flooring throughout. Part vaulted ceiling with inset downlighter, telephone points.



BEDROOM 2 – 17'9" x 12'2", narrowing to 9'6" A lovely dual aspect room with double glazed sash windows overlooking the gardens and an unspoilt valley with moorland beyond. Corner wash hand basin with tiled splashback. Radiator, built-in double wardrobe with further cupboards above. A door in one corner opens onto a short passage interconnecting with bedroom 3.



SHOWER ROOM White suite comprising a fully tiled shower cubicle with fitted shower, low level wc, wash hand basin on a vanity cabinet with tiled splashback and wall mounted mirror above, electric chromium ladder radiator/towel rail. Double glazed skylight window, tiled floor.

From the corner of the sitting room a secondary turning staircase with double glazed half landing window ascends to a:-

FIRST FLOOR LANDING Wooden panelled walling to the stairwell. Doors off to:-

BEDROOM 3 – 17'7" x 10'3" Dual aspect with double glazed sash windows overlooking the gardens, built-in double wardrobe with single shelved cupboard to the side, part wooden panelled walling. In one corner the interconnecting door and short passageway to bedroom 2.



BEDROOM 4 – 11'8" x 8' Double glazed window overlooking the front garden, radiator, ceiling vent and a loft access giving access to the Villa Vent equipment (see general information services section)

FAMILY BATHROOM White suite comprising a panel enclosed bath with wall mounted shower above, low level wc, pedestal wash hand basin, electric light and shaver point. Double glazed sash window, built-in shelved storage/airing cupboard, chromium ladder radiator/towel rail, ceiling vent.



OUTSIDE

Hantergantick is approached from an asphalted road with a driveway sweeping down towards the house. At the top of the driveway on the right is a **DETACHED GRANITE BARN 1 / GARAGE – 24'4" x 13'** Twin wooden doors to the front, paved flooring, electric light and power points. Attached to Barn 1 and at right angles to it is:-



BARN 2 / WOOD STORE – 12' x 8' Built of granite with a wooden door to the entrance. The drive continues down to the house and letting barn, and on the left is:-



A CONVERTED STONE LETTING BARN



Outside courtesy lights with slate step to part double glazed panelled wooden stable door opening onto the:-

ENTRANCE HALL Slate tiled flooring, turning staircase ascending to the first floor. Doors off to:-

BEDROOM – 14' x 8'6" Dual aspect with windows overlooking the gardens, slate tiled flooring.

KITCHEN – 11'3" x 5'3" A range of white base level cupboards with further matching wall cupboards and surrounding exposed wood worktop surfaces with attractive dark blue tiled wall surrounds. Built-in single drainer stainless steel sink unit with mixer tap, double oven and grill with electric ceramic hob above, ceiling vent, inset ceiling downlighters, wall mounted thermostatic control, slate flagged flooring, double glazed window. Door to:-



PLANT ROOM Freestanding ground source heat pump with adjacent hot water cylinder, space for washing machine and tumble dryer, wall mounted electric consumer circuit breaker board and all the zone controls for the underfloor heating. Slate flagged flooring.

BATHROOM White suite comprising a panel enclosed bath with chromium mixer tap and handheld shower spray, low level wc, pedestal wash hand basin all with tiled wall surrounds, wall mounted mirror, electric light and shaver point, ceiling vent, window, slate flagged flooring. Electric chromium ladder radiator/towel rail.



From the entrance hall a turning wooden staircase ascends to the:-

LIVING ROOM – 20'3" x 14' A beautiful room with a high vaulted ceiling and exposed A-frame trusses. On both sides are double glazed doors. The ones to the front providing lovely views over moorland and a valley, the ones to the back open onto a slate patio and the rear garden. Exposed wooden floorboards, exposed stone walling. Skylight windows, loft hatch access (with accommodates a Barn Owl box



and is also accessible from the outside). Wall mounted thermostatic control for the underfloor heating. Wall vents.

The cottage has a pedestrian gate from the driveway opening into its own front garden which is lawned with a path exiting in one corner to The Cottage front garden and a further gate in to The Cottage side garden. A passageway along the side of the letting barn gives access to a storage shed with freshwater tap (fed from the second borehole), and then proceeds through into the rear garden which is a raised area of lawn with high stone wall boundaries and mature trees providing an excellent screen. Along the back of The Cottage is a slate paved patio.

Beyond The Cottage the driveway sweeps around into a broad parking and turning area adjacent to which, at right angles to each other, are two further granite stone barns with slate roofs.

BARN 3 – 12'3" x 9'3" Built of granite with a pitched slate roof, one window aperture and a cobbled stone interior floor. Wooden pedestrian door to the front.

BARN 4 – 20'4" x 11'3" Built of granite with a pitched rag slate roof, three window apertures and a cobbled stone interior floor.



To the right of the driveway are three enclosures bounded by stone walls, the upper most being mainly grass and housing the photovoltaic solar panels, two others comprise grass in one and a coppice of trees in the other.



Below The Cottage a wooden pedestrian gate between granite stone pillars opens onto a crazy paved path leading down the house. To the right is a granite paved patio with central granite trough feature and surrounding flower and shrub beds. In one corner is an ancient well and pump which provides pumped water to an upper pond near The Piggery which then descends, via a stream into the lower pond and is circulated back up to the upper pond by a pump. There are two entrance porches at the front of the cottage each accessing halls into the accommodation.

The path continues down the front of The Cottage passing an attractive herb garden with a quadrangle of beds dissected by granite set paths. The path then continues down to the rear garden which is a beautiful array of sweeping lawns interspersed with mature and young trees, flowering shrubs, spring bulbs including snowdrops and daffodils, a variety of planted shrub beds with camelias, heather, hydrangea and azaleas etc. Along the back of the house is a raised slate paved patio providing the perfect south easterly facing sitting area from which to enjoy the stunning views out over the gardens to open moorland and fields beyond. In one corner is the lower pond.

Below the gardens is an enclosed paddock and a further strip of land which has been purchased and which could provide an access to the De Lank River below



In all the grounds are approximately 1.8 acres of which the main paddock comprises just over ½ an acre. The gardens provide a lovely surround to Hantergantick and one or two of the barns, may have conversion potential, subject to any necessary consents.

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 4NH.

SERVICES Mains water supply to both the house and the converted barn supplemented by two boreholes, one of which supplies water to the heat pumps the other supplies water to the tap on the plantroom beside the barn and is used for irrigating the gardens. Mains electricity, private drainage. Heating to the house and barn is via ground source heat pumps which in the house is backed up by electric radiators and a solid fuel Rayburn for cooking, in the kitchen. Heating is distributed in the main house via radiators from the ground source heat pump and electric radiators. The converted barn has underfloor heating. Photovoltaic panels provide a feed in tariff currently providing an income we understand of circa £1,700 per annum with a further 11 years to run. There is underfloor heating under part of The Piggery and in bedroom 1 of the main house. The house and barn both have a Villa Vent heat recovery and ventilation system fitted.

MOBILE PHONE COVERAGE All major providers likely, although O2 is limited.

BROADBAND Standard broadband available – 17Mbps download speed. 1Mbps upload speed.

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

DIRECTIONS From the A389 Bodmin/Wadebridge road, take the B3266 to Camelford and follow this road for approximately 4½ miles and then turn right signposted St Breward and Wenford Bridge. Follow this lane into a valley, proceeding over Wenford Bridge and bear left up the hill towards St Breward. There are two right turnings after .6 of a mile, take the second right hand turning by the triangle of grass in the middle of the road. This has signposts for Hantergantick Quarry and the Football Club. Follow this lane up past the entrance to the Football Club on the right hand side, across a cattle grid and onto the moor and then take the next turning right which is signposted 'dead end'. Proceed along an asphalted lane, over another cattle grid, keep going straight, past Hantergantick Farm and at the very end of the lane will be found the entrance to a disused quarry and Hantergantick Barn which is reached by turning left in front of the gate into the quarry proceeding down the drive. There is a sign saying Hantergantick on the front of the garage.

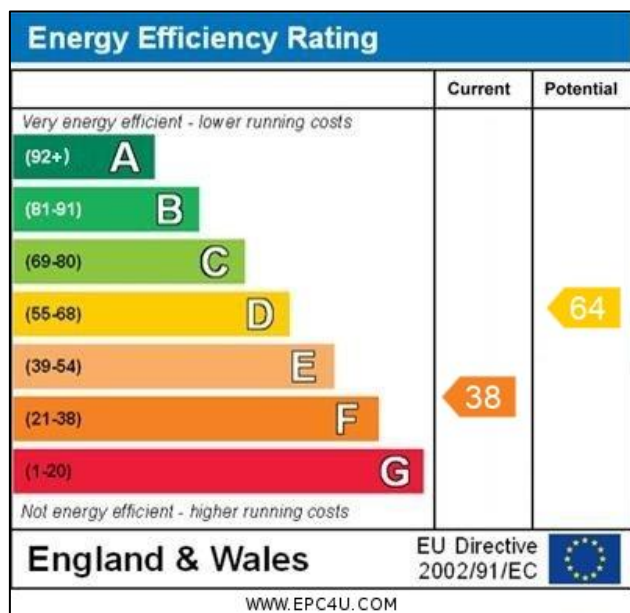
AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the 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, Oages and distances are approximate only and should not be relied upon for accuracy.

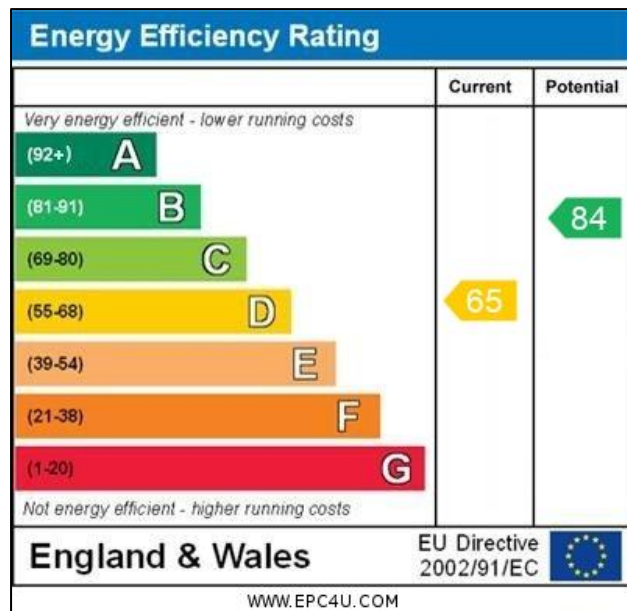
OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Main House



Barn

Not to scale – for identification purpose only.

St. Breward, Bodmin

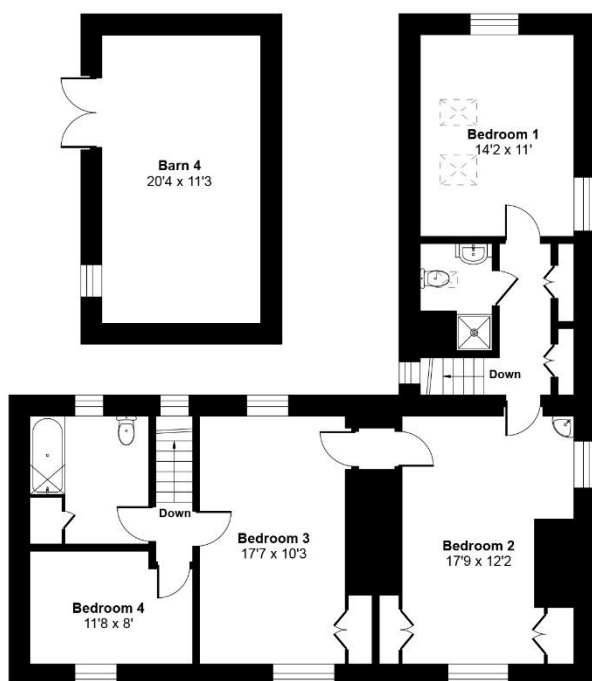
Approximate Area = 2424 sq ft / 225.1 sq m

Annexe = 629 sq ft / 58.4 sq m

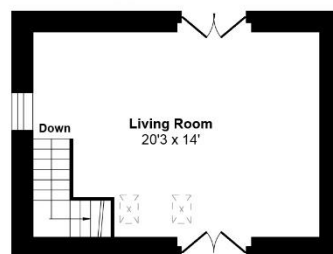
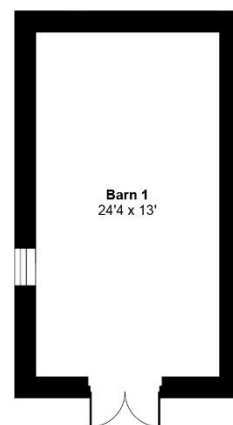
Outbuildings = 815 sq ft / 75.7 sq m

Total = 3868 sq ft / 359.2 sq m

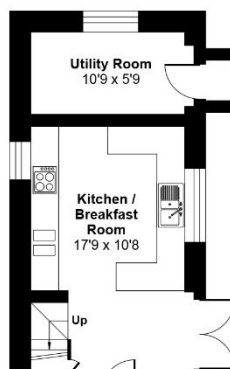
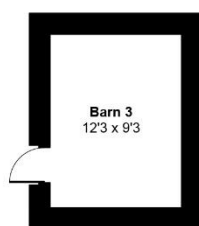
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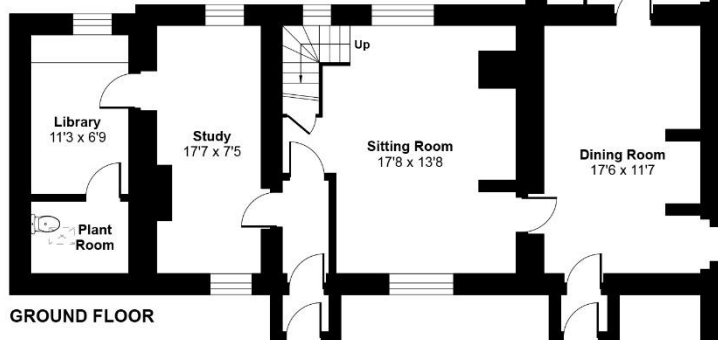
FIRST FLOOR



ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lillcrap Chilcott. REF: 1253225

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