



The Dairy Barns







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Dunmere, Bodmin, Cornwall, PL31 2RD

Wadebridge - 8.5 miles North Coast - 12.5 miles Fowey - 13.5 miles

An impressive holiday cottage complex, set on the banks of the River Camel amidst 7 acres of idyllic gardens and grounds

- Enchanting setting on the River Camel
- Quality main residence suiting multi-generations.
- Extensive ancillary buildings
- Fishing rights
- Council Tax Band E
- Superb Holiday Cottage Complex
- Three character holiday cottages
- Riverside gardens, paddocks and woodland
- Freehold

Guide Price £1,750,000

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SITUATION

With extensive frontage to the River Camel and direct access onto the Camel Trail, The Dairy Barns enjoys a picturesque setting amidst mature gardens and grounds of around 7 acres.

This scenic location is just over a mile west of Bodmin town centre with ready access onto the A389. Wadebridge is just 8.5 miles and the magnificent North Cornish coast 12.5 miles with destinations including Polzeath, Rock, Port Isaac, Padstow and Constantine Bay all within easy driving distance.

On the south coast is the scenic River Fowey, an ideal place to keep either a yacht or dinghy as together with its creeks and inlets it provides fantastic opportunities for day sailing. The pretty villages of Lerryn and Golant are well worth visiting, as is the historic port of Fowey.

Bodmin Parkway mainline railway station is 5.5 miles and Newquay airport is 16 miles away, with daily flights throughout the UK and Europe.

THE PROPERTY

Approached over a shared lane that crosses the Camel Trail, The Dairy Barns is a cluster of traditional character properties that were formerly part of the historic Pencarrow Estate. The idyllic grounds are a blend of gardens, meadow and woodland much of which borders the River Camel and is a Site of Special Scientific Interest.

In more recent years, three of the traditional barns have been sensitively converted into holiday cottages and now form a manageable 'Lifestyle Business'. Alongside the cottages are a range of ancillary outbuildings, vegetable garden with polytunnel and impressive array of solar panels.

THE COTTAGES

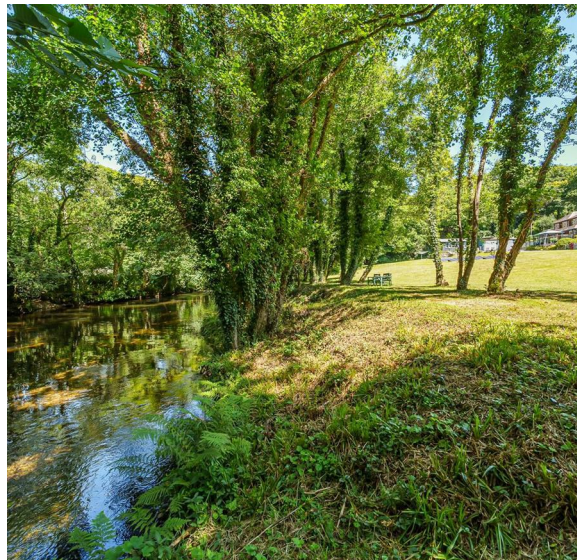
Beautifully presented throughout, the three holiday cottages have been converted by the vendors, perfectly blending character features with timeless style.

THE BYRE (Sleeps 6) - A detached cottage arranged in a reverse-level layout, Three comfortable bedrooms (one en-suite) together with a bathroom. The entire first floor comprises a splendid open-plan kitchen/living area with vaulted ceiling, Shaker units and wood burning stove.

THE HAYLOFT (Sleeps 2) - A cosy retreat for couples with open-plan kitchen/living area and charming bedroom with vaulted ceiling and en-suite.

THE STABLE (Sleeps 4) - Overlooking the meadow and river, this reverse-level barn has two bedrooms and a bathroom on the ground floor. On the upper floor is a light-filled open-plan living area.





THE DAIRY

The handsome main residence is impeccably presented with a well-judged blend of retained character alongside contemporary style. Whilst interlinking, this lovely home has been skilfully configured to accommodate multi-generational living.

The front porch opens into wonderful family kitchen, complete with slate flag floor, Shaker units, ESSE Range and a large central island. Opening off here is the dining room with snug, utility and cloakroom beyond. Completing the ground floor is a sitting room with wood burning stove and an additional reception room or study. Upstairs, there are three bedrooms and a family bathroom.

In the western wing you will find a second well-appointed kitchen, reception hall, sitting room and fabulous sun room overlooking the gardens. Upstairs there are two bedrooms and a bathroom.

OUTSIDE

The gardens and grounds are a pure joy. Unfolding across 7 acres of formal gardens, sun terraces, wide areas of lawn, meadow, woodland and vegetable garden all set with the backdrop of the River Camel. A walk along the river bank is magical with quiet spots to sit and absorb nature, both surrounding you and in the water. Fishing rights are in place.

The extensive and well-maintained outbuildings include a detached timber garage, laundry, workshop, studio cabin that is perfect for an office or hobbies, garden store, potting shed and polytunnel. Adjacent to the meadow is The Little Stable, which is ideal for overspill guest accommodation.

The lane between the house and cottages is shared with neighbours and has a public footpath passing along it.

THE BUSINESS

Operated by a family team with additional housekeeping assistance, the three cottages are promoted through Cornish Horizons and further information can be obtained from their website. Accounts can be made available following viewing

SERVICES

Private water supply (borehole). Private drainage. Mains electricity. Oil fired central heating to main house. Air source heat pumps to The Byre and Hayloft. Electric boiler to The Stable. Well - not used for drinking water. Solar Panels with feed in tariff. Ultrafast Broadband available (Ofcom). Mobile network coverage likely to be available outdoors with Three, O2 and Vodaphone (Ofcom)

FIXTURES, FITTINGS & VAT

Only those mentioned in the sales particulars are included in the sale. However, the majority of furniture, contents, fixtures, fittings and equipment can be included (subject to negotiation) . All prices are quoted exclusive of VAT, where applicable.

DIRECTIONS

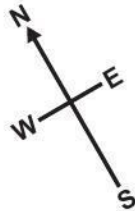
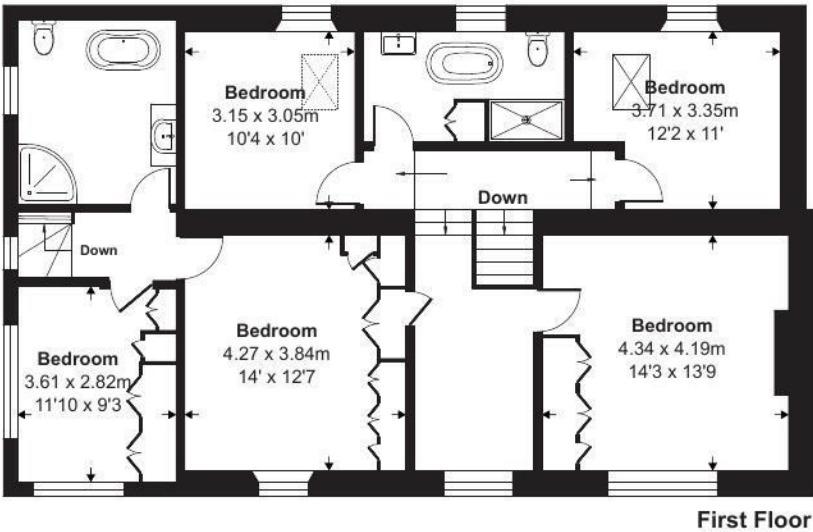
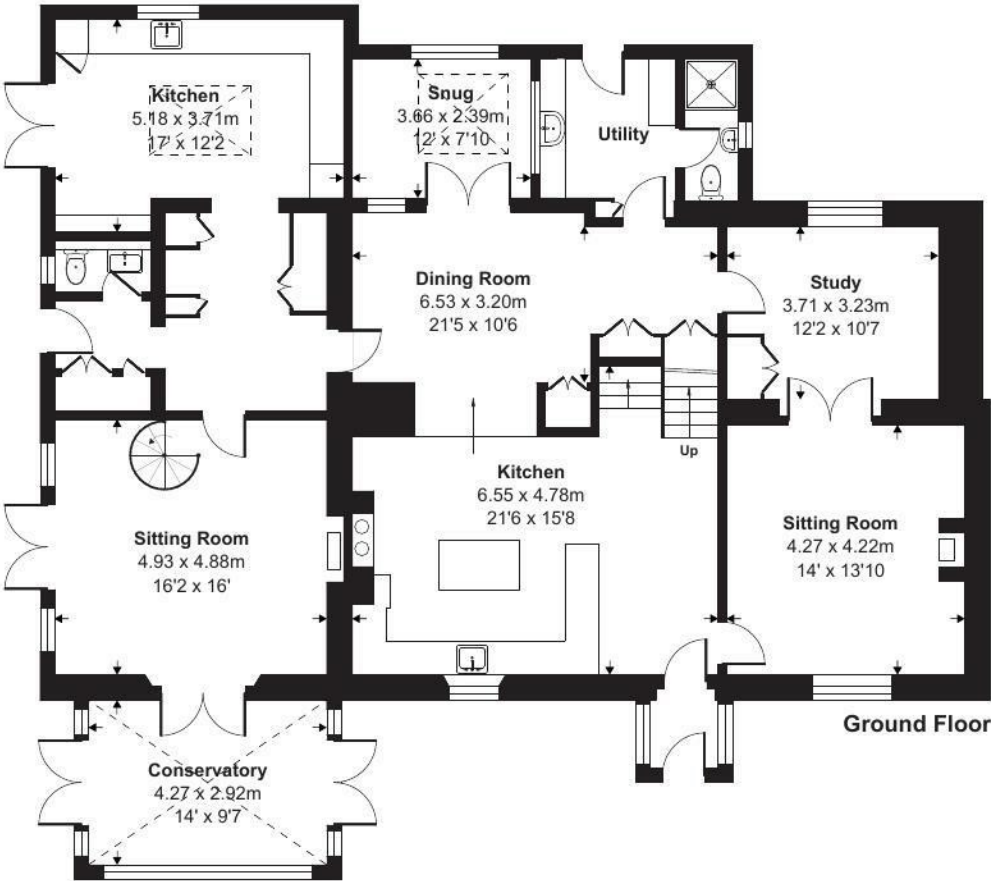
From Wadebridge on the A389, proceed down into Dunmere, over the bridge turning immediate left into a lane. Pass a cottage on the right, across the Camel Trail following the track around crossing the Camel Trail again and into the property. What3words: ///bleat.cafe.orange

VIEWINGS

Strictly by prior appointment with Stags Truro Office on 01872 264488, Stags Wadebridge Office 01208 222333 or Stags Holiday Complex Department on 01392 680058.

Approximate Area = 3178 sq ft / 295.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1176335



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



