



Candra  
St Breward Bodmin

LODGE & THOMAS  
ESTABLISHED 1892

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## Candra,

St Breward, Bodmin,  
Cornwall PL30 4NP

### Guide Price - £675,000

- Handsome detached farmhouse
- Spacious 4 bedroom, 4 reception accommodation
- Separate 1 bedroom holiday cottage
- Excellent garage/workshop/derelict pigsties
- 2.7 acres of private mature gardens

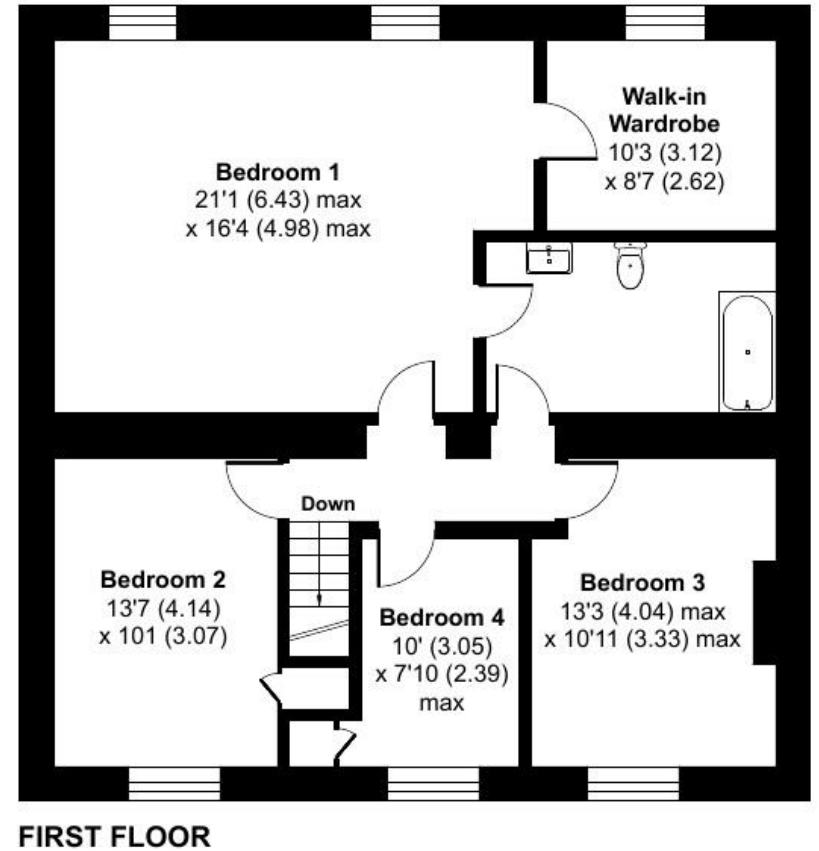
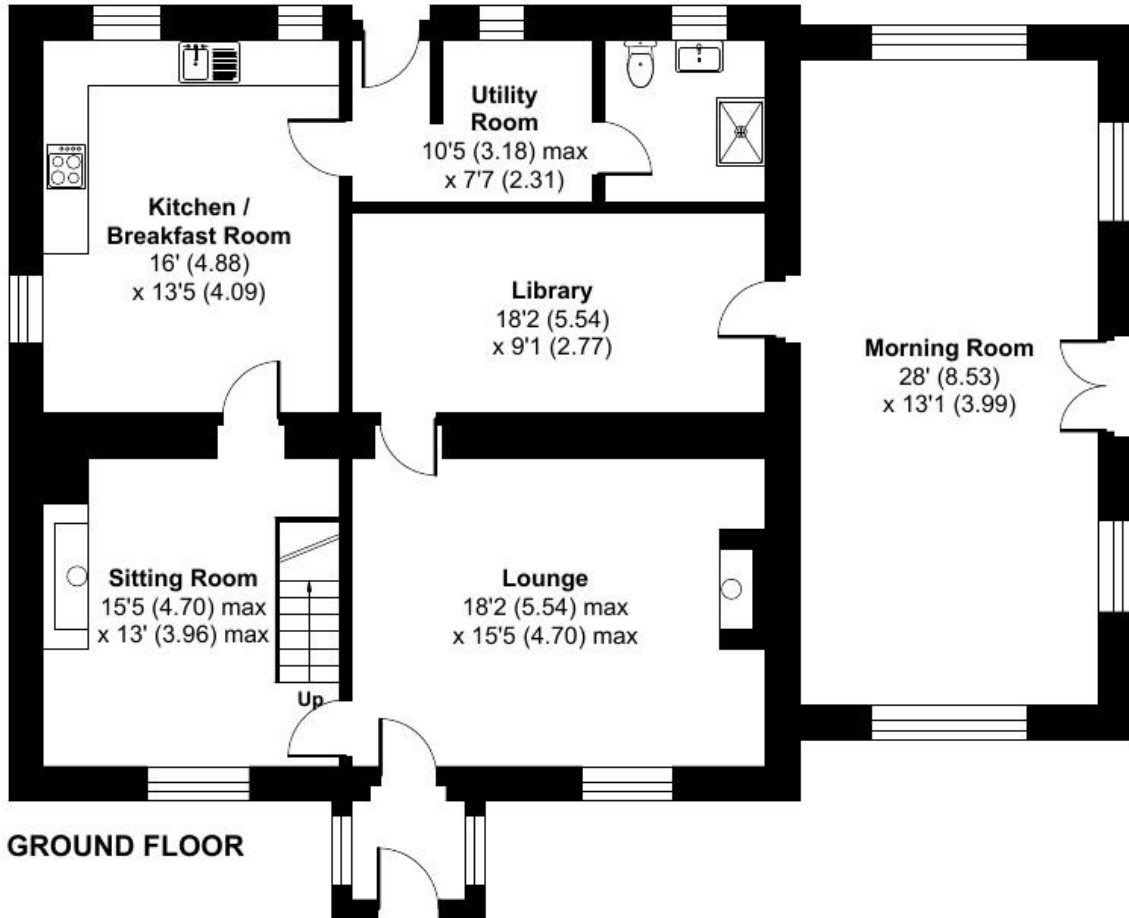
### The Property

A most appealing traditional farmhouse that has been extended and improved to provide very comfortable family accommodation, that would now benefit from general refurbishment and redecoration. It comprises three reception rooms, two of which have open fireplaces, a study/office, generous kitchen/breakfast room, utility room and a downstairs bathroom. At first floor there are four bedrooms and 'Jack & Jill' style bathroom. Many windows are uPVC double glazed and the house is warmed by oil-fired central heating.





# Candra - Farmhouse

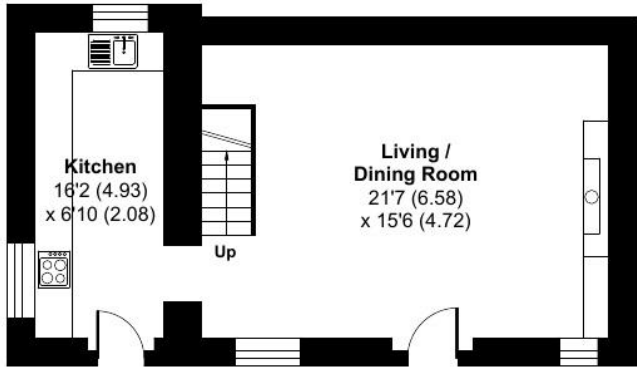


The holiday cottage called 'Lavender Barn' is presented as a comfortable one bedroom home and has in the past been used as a holiday let.

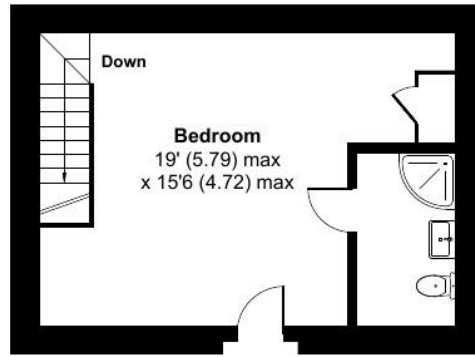
In addition to the cottage there are various other outbuildings, notably a large garage, workshop and barn extending to over 2,200sqft plus a further 243sqft garage.

The whole property is hidden away within approximately 2.7 acres of gardens that have been carefully and diligently created by the current owners over the last 35 years or so. Secreted amongst the mature trees and plethora of shrubs are two wildlife ponds and two polytunnels. A small amount of Japanese Knotweed has been identified within the gardens and the vendors will be selling the property with the benefit of an insurance backed 5 year treatment plan



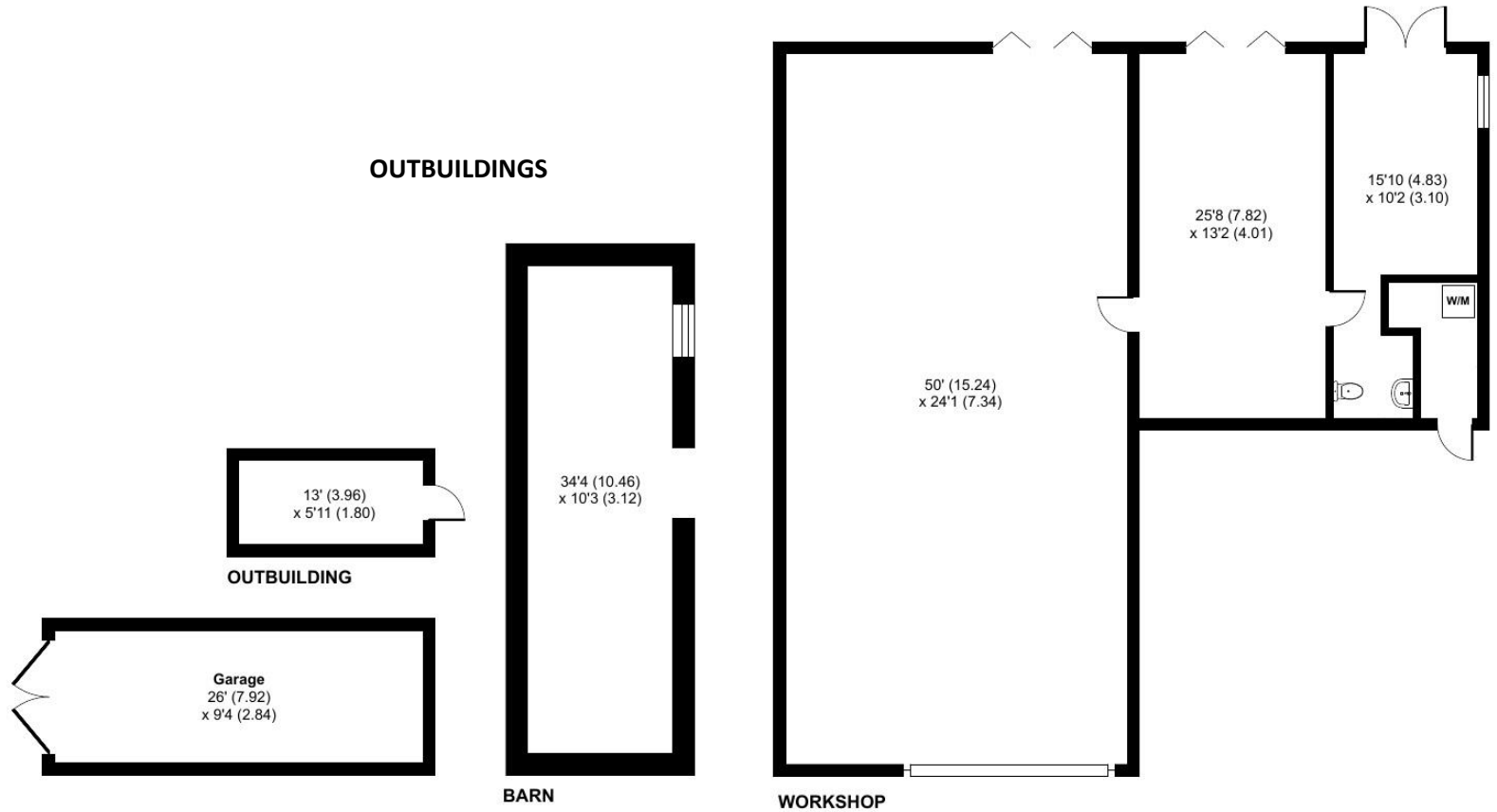


LAVENDER BARN GROUND FLOOR



LAVENDER BARN FIRST FLOOR

OUTBUILDINGS



## Location

A wonderful opportunity to 'get away from it all' with this delightful property. Tucked away off a cul-de-sac lane, with only two neighbours, there is a definite feeling of being miles from anywhere, yet the village of St Breward, with its popular public house and primary school, is just 1½ miles away. The secluded setting is also well-situated for easy access to larger towns such as Camelford, Bodmin and Launceston offering a wide range of shopping, schooling, health and leisure facilities being 7, 12 and 21 miles respectively. Cornwall's arterial route, the A30, is 6 miles distant putting the likes of Truro, Exeter and Plymouth within regular commuting distance.

**Services:** Mains electricity, private water supply from a well/spring, private drainage. None of these services have been tested and therefore no guarantees can be given.

**Council Tax Band:** C **EPC:** Candra F – Lavender Barn F

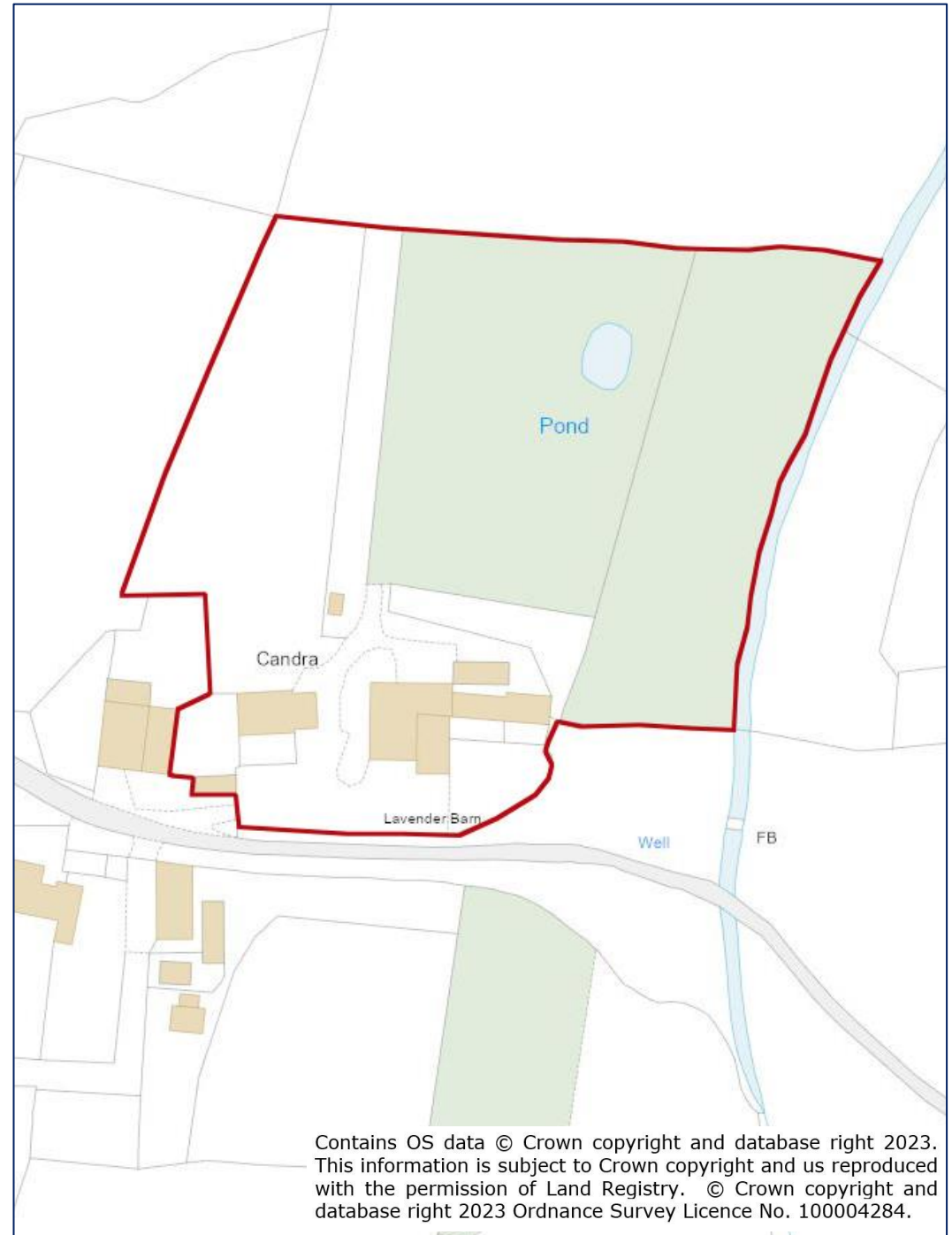
**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

**Viewings:** Viewings strictly by appointment with the sole selling agents Lodge & Thomas.

**Directions:** From the village of St Breward, proceed north-east from the triangular village green near the pub signposted Case Hill and The Candras. Follow this road for approximately 1 mile onto the moor taking the first right hand turning after the cattle grid signposted Case Hill and Candra. Follow this cul-de-sac lane up and over the hill. When coming down the hill on the other side, the property for sale will be found on the left hand side.

**what3words**///situates.overtones.builders





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