



Benbole Farm,  
St Teath, Bodmin

LODGE & THOMAS  
ESTABLISHED 1892

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## Benbole Farm,

St Teath, Bodmin, PL30 3LB

**Guide Price - £1,150,000    Freehold**

- 15 acre small holding
- Two three bedroom dwellings
- Barn with potential (subject to planning)
- Pole barn and stable range
- Far reaching countryside views

*A ring-fenced 15 acre small holding comprising two three bedroom dwellings, stables, outbuildings and a barn with potential for home office/studio/additional accommodation (subject to consent) enjoying a private and quiet setting on the very edge of St Teath. Wonderful far reaching views over the rolling countryside beyond.*

### The Property

Benbole Farm is a private and ring-fenced small holding extending to 15.2 acres or thereabouts. It comprises two three bedroom dwellings together with a single storey barn which has the potential for a variety of uses (subject to planning) and is perfectly suited to those looking for multi-generational living or the provision of an income. Within the grounds are several outbuildings including a large agricultural pole barn with internal insulated workshop (with light and power connected), several outhouses and sheds and a stable block (also with light and power) offering 7 stables with a central covered concrete yard.









## Benbole Farmhouse

A beautiful detached residence thought to originate from the early 1800s with a fabulous part slate-hung façade and with an intricate Juliette balcony to the main bedroom. The accommodation is light and well proportioned together with surprisingly high ceilings for a property of this style. Briefly the dwelling offers; entrance porch, sitting room with slate flagged floors and woodburner inset to an inglenook fireplace complete with clome oven including a seldom-seen oven door, kitchen/dining room with slate flagged floors and solid wood units and worktops, utility, rear porch/boot room, w.c. and snug with woodburner and French doors out onto the gardens to the ground floor with three double bedrooms and a family bathroom to the first floor. The master bedroom is particularly special, complimented by an ornate fireplace and beautiful bay style window with French doors and a Juliette balcony, and having a huge dressing room with a range of fitted wardrobes as well as an en-suite shower room.







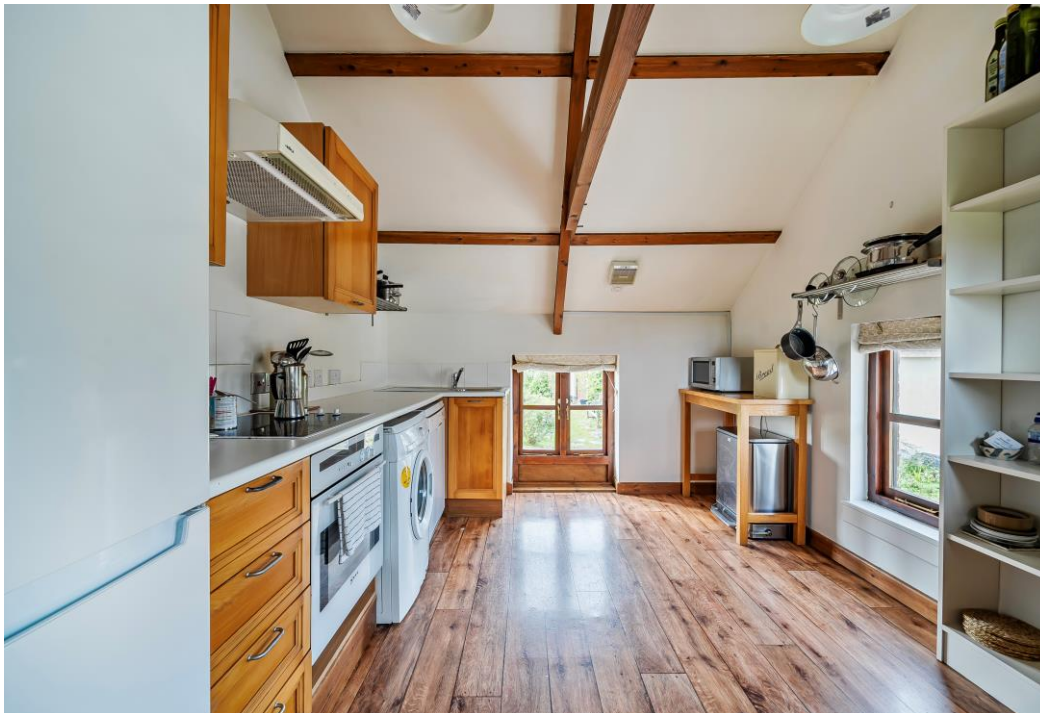


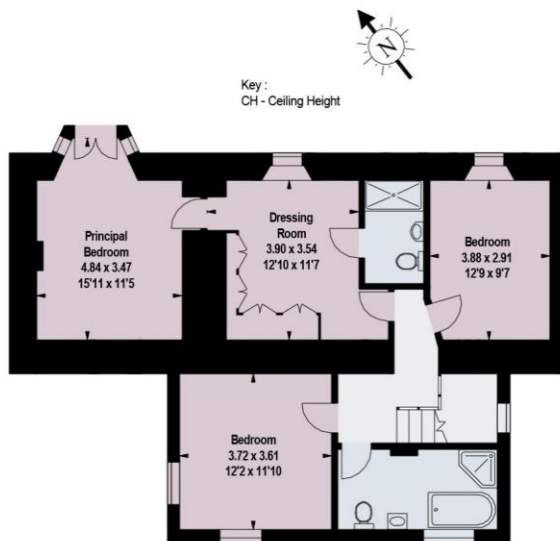
### ***The Barn (annexe)***

Converted approximately 20 years ago and despite being an annexe to the main dwelling The Barn actually offers very comfortable three bedroom accommodation on the reverse level principle to take advantage of the views.

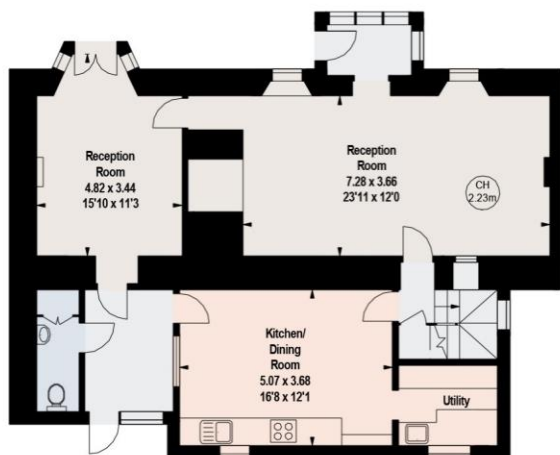
The Barn comprises; entrance hall, three double bedrooms and a shower room to the ground floor with vaulted sitting/dining room and kitchen to the first floor.

From the first floor are steps down to a paved patio and this in turn leads to a wonderful level lawn.





BENBOLE FARMHOUSE - FIRST FLOOR



BENBOLE FARMHOUSE - GROUND FLOOR

### BENBOLE FARM, ST TEATH

APPROXIMATE GROSS INTERNAL AREA - 5892 SQ FT / 547.37 SQ M

MAIN HOUSE - 1938 SQ FT / 180.04 SQ M

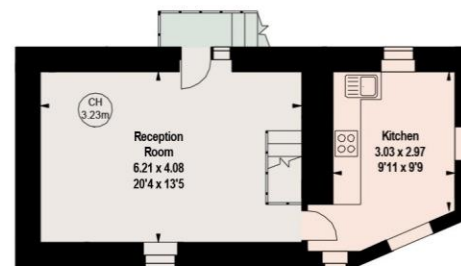
THE BARN/ANNEXE - 989 SQ FT / 91.88 SQ M

SINGLE STOREY BARN - 636 SQ FT / 59.08 SQ M

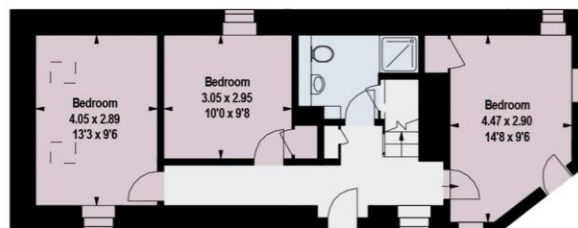
STABLES - 1629 SQ FT / 151.33 SQ M

POLE BARN & WORKSHOP - 619 SQ FT / 57.51 SQ M

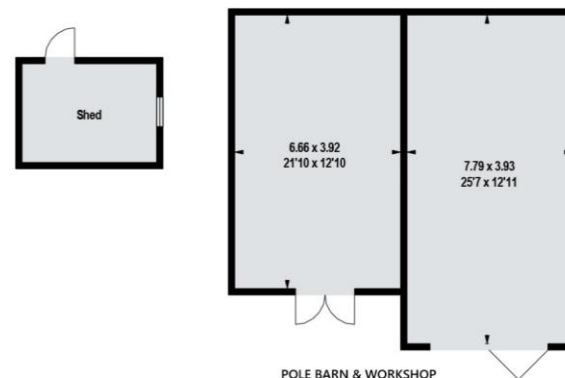
SHED - 81 SQ FT / 7.52 SQ M



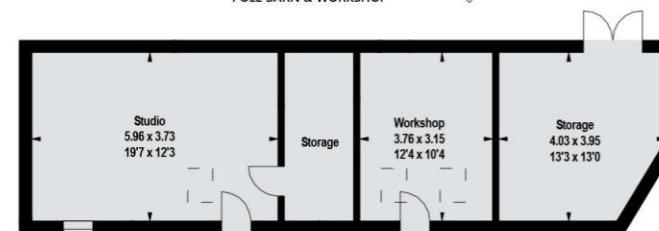
THE BARN (ANNEXE) - FIRST FLOOR



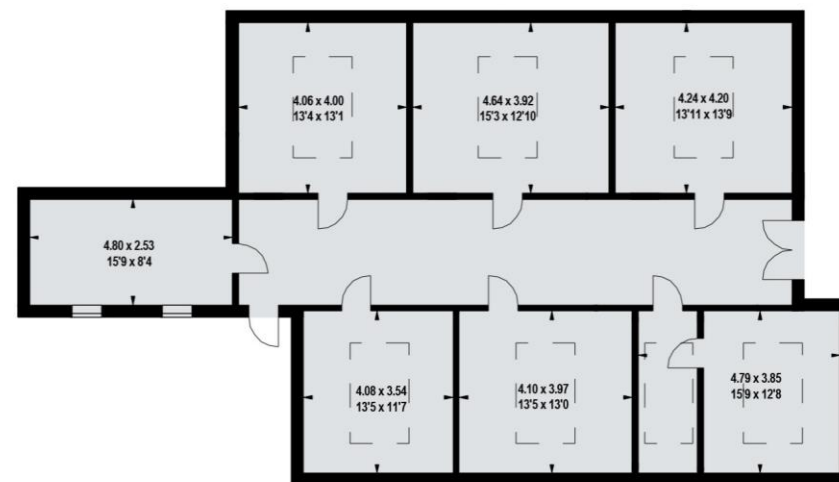
THE BARN (ANNEXE) - GROUND FLOOR



POLE BARN & WORKSHOP



SINGLE STOREY BARN



STABLE RANGE



### ***Single Storey Barn***

Adjacent to the dwellings and set overlooking the central lawn is a single storey barn currently used as a store and studio. It is divided into two with a further store at the centre and has lapsed planning consent (PA17/08020) for its conversion into a one bedroom holiday let. Whilst this could be reinstated (subject to planning) the barn also has the potential for a variety of uses including home office or perhaps even for an additional residence (subject to planning consent). This barn is lined and insulated and has central heating already installed.

### ***Gardens & Grounds***

The gardens are well landscaped and include a wonderful central level lawn ideal for children and pets to play and set alongside the lawn and with steps up to The Barn's first floor is a paved patio for sitting out and for al fresco dining. Beyond the lawn is a productive vegetable garden with greenhouse and beyond this again is a lovely private meadow, which whilst most practical as a further garden area is ideally suited to the siting of a shepherd's hut or similar (subject to consent). The driveway provides parking for several vehicles and alongside the pole barn is ample space for parking and turning of trailers etc.

The land is arranged into six field enclosures (three of which have water troughs), all of the land is level or very gently sloping and enjoys tremendous views over the countryside beyond including the famous Rough Tor. The land is laid to pasture and has been used for livestock grazing and hay cutting for many years; during our clients' 12 year ownership it has been totally organic and no chemicals have been used. The field boundaries are mostly in natural live growth.









### EPC

Farmhouse - F, The Barn (annexe) – D

### Council Tax Band

Farmhouse - E , The Barn (annexe) - B

### Services

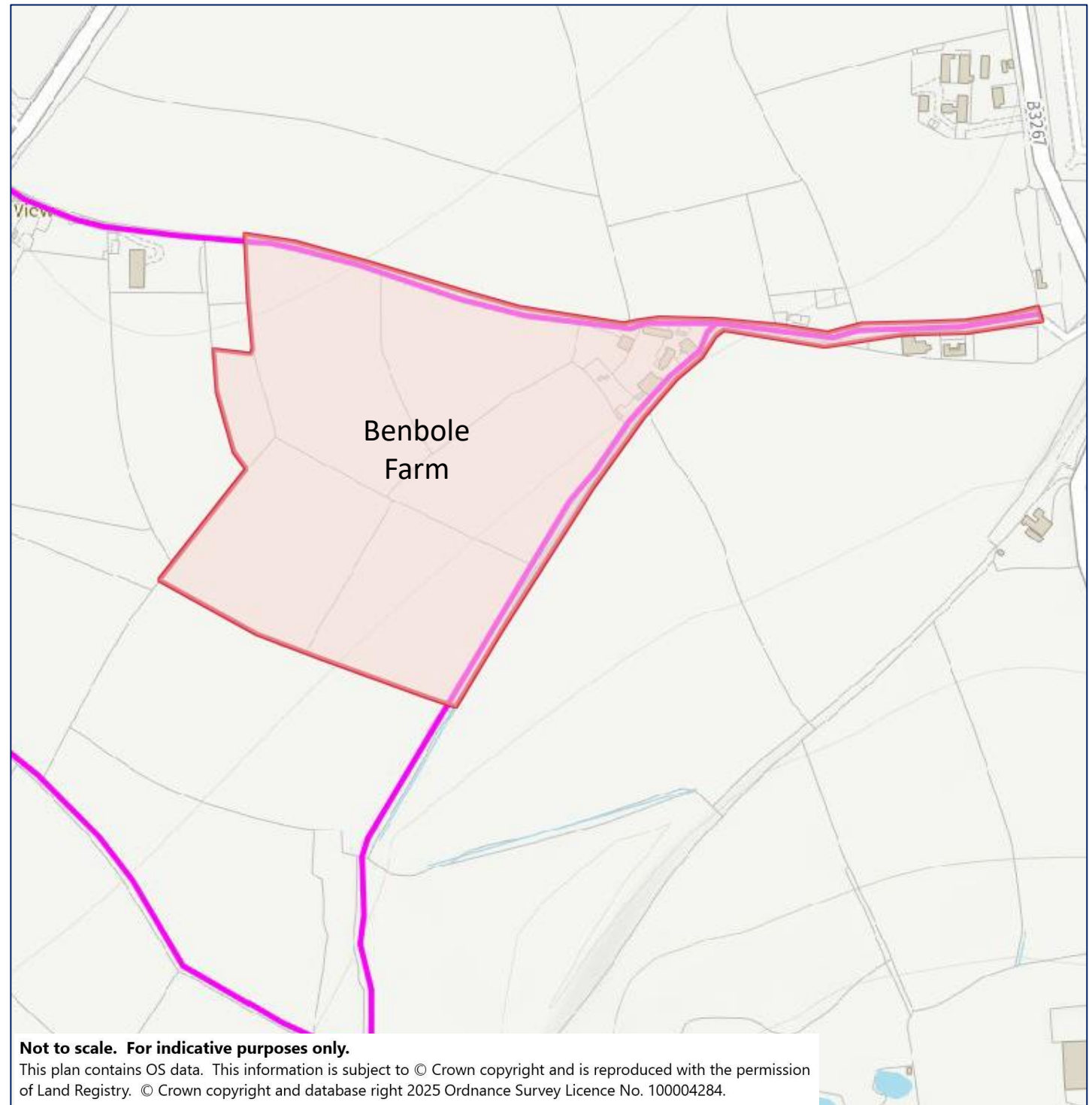
Mains electricity, borehole water supply (though mains water is connected, also. Private drainage (septic tank serving both dwellings). Wood pellet fired biomass boiler provides hot water and heating for both dwellings and heating to the single storey barn – the boiler is connected to a government payback scheme (until approximately 2035) which provides an income of approximately £1,000 per annum. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

### Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. Please note a public footpath follows the entrance drive and then splits to cross the northern and eastern boundaries of the land (shown in pink on the land plan).

### 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.





### Location

Benbole Farm is situated approximately half a mile north of the village of St Teath, which offers a public house, café, parish church and primary school. Nearby Camelford (approximately 4.5 miles distant) offers further facilities including primary and secondary schooling and Wadebridge (approximately 8.5 miles distant) offers a huge range of amenities as well as being home to the famous Camel Trail. The north Cornish coast is within just 2 miles of the property and indeed the footpath crossing the property leads (almost entirely off road) to the south west coast path.

### Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722  
email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

### Directions

Proceeding through St Teath in a northerly direction continue out of the village along the B3267 for approximately half a mile and immediately after crossing over the bridge the entrance to Benbole Farm can be found on the left. Continue along the drive for approximately 300m before Benbole Farmhouse will be found on the left hand side.

**what3words**///rosier.fats.alpha (to entrance lane).







**01872 272722**

58 Lemon Street Truro Cornwall TR1 2PY  
property@lodgeandthomas.co.uk  
**lodgeandthomas.co.uk**

Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

**LODGE & THOMAS**

ESTABLISHED 1892