



Rivermead Farm & Cottages
Two Waters Foot, Cornwall





A superb **life-style opportunity** situated on the banks of the River Fowey. Detached home with seven cottages/lodges, all beautifully presented and situated in 17 acres of glorious grounds, including gardens, paddocks, woodland, $\frac{1}{3}$ mile river fishing and stream fed lake.

Summary of accommodation

Detached owner's bungalow

Entrance hall | Sitting room | Dining room | Conservatory
Kitchen | Utility/boot room | Study

Main bedroom with en suite bathroom and separate shower room | Three further bedrooms | Bath/shower room and a further shower room

Gross internal measurement 2,398 sq ft (223 sq m)

The Farmhouse

Stone built detached cottage with kitchen/breakfast room
Living room with wood burning stove | Four bedrooms
Two bath/shower rooms

Oak Tree

Semi-detached stone built cottage with living/dining room
Kitchen | Double bedroom and shower room

Kingfisher Cottage

Semi-detached stone built cottage with living/dining room
Kitchen | Double bedroom and shower room

Bluebell Cottage

Entrance hall | Sitting/dining room | Kitchen | Two bedrooms and shower room

Squirrel Cottage

Entrance hall | Sitting room | Kitchen/dining room
Two bedrooms and shower room

Owl Lodge and Otter Lodge

Entrance hall | Utility | Open plan kitchen/sitting/dining room
Main bedroom with en suite shower room | Two further bedrooms | Shower room

Grounds

Beautiful gardens | Hydrangea riverside walk | Paddocks
spring fed lake | single bank fishing on the River Fowey
Two commercial poly tunnels (currently with planning permission to develop two further lodges) | Woodland
Range of outbuildings including tractor shed | Garage
Two store rooms and guest laundry room

In all about 17 acres

Distances

Bodmin Parkway 3 miles, Wadebridge 14 miles, Cornwall
Airport 23 miles, Plymouth 25 miles
(All distances and times are approximate)



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The location

Rivermead Farm is situated centrally between Bodmin and Liskeard, just south of Bodmin Moor on the banks of the River Fowey. Both towns offer a good selection of shops, cafés, pubs and supermarkets, as well as secondary education and leisure centres, while St Neot and East Taphouse both offer primary schools, Two Waters Foot is well located for both coastlines, being equidistant and about half an hour from the spectacular north and south coasts of Cornwall, with sandy beaches and stunning estuaries, and sailing at places such as Looe, Fowey and Plymouth. The Camel Trail, an 18-mile traffic free trail, passes through Bodmin to Padstow and provides access to the beautiful Cornish countryside along the disused railway line. Bodmin Parkway Station is about 3 miles, with mainline connections to London, Paddington. Both the A30 and A38 are within easy reach, with A30, leading west into Cornwall and the A38 to Plymouth, and the M5 beyond. Outdoor activities are in abundance, Cardinham Woods (5 miles), is a stunning woodland which is overseen by Forestry England. The diverse woodland, complete with secret glades, stream-side paths and cycling trails, are described as everything you could want from an outdoor adventure. There are golf courses at Lanhydrock, Launceston, Saltash and St Mellion.





Rivermead Farm and Cottages

Rivermead Farm is approached along a treelined drive, which is shared with a neighbour, and leads to a large courtyard area, providing parking for several vehicles. The first thing that you will notice, is how immaculately presented this mini estate is, with well-kept lawns, well-stocked flower beds, and gorgeous holiday cottages, that seem to delight everyone on arrival - the business is listed as 4* accommodation with Travel Chapter and Cornish Horizons. Rivermead Farm is all about lifestyle, and as owners, you get to work from home every day, whilst enjoying your beautiful surroundings. The site layout ensures a high level of privacy for the bungalow, whilst also ensuring the Farmhouse, the lodges and cottages also have their own outdoor space, with access to the grounds and river fishing (licence permitting). Visit the website www.rivermeadcottages.co.uk for further information and photographs.

The bungalow in which the owners live, is beautifully presented, and offers spacious and bright accommodation, with gorgeous views across the gardens and beyond. There is a large entrance hall, a sitting room with wood burning stove, a dining room which opens into the conservatory, a well fitted kitchen and a large utility. The main bedroom offers both an en suite bathroom and a shower room and has double doors leading to the deck and gardens beyond. There are a further three bedrooms and a small study, and a further two bath/shower rooms.



Approximate Gross Internal Floor Area

2,398 sq ft (223 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Gardens and grounds

The grounds, which complement the houses, cottages and lodges beautifully, extend to about 17 acres and include large areas of lawn, woodlands, colourful and well-established gardens, a stunning hydrangea riverside walk, paddocks, and a spring fed lake, which is over one acre in size, and home to a bird hide. For some, the jewel in the crown is the $\frac{1}{2}$ mile of single bank fishing on the River Fowey, with numerous fishing pools, where Brown Trout, Sea Trout and Salmon are caught. Rivermead was highlighted as one of two excellent classifications for fish stocks in the West Country Rivers Trust report in 2022.

There are guest laundry facilities, a garage, a tractor shed, and a couple of stores. On the upper field are two commercial poly tunnels – see note below regarding planning consent.

Services

Private water via a bore hole, private drainage with 3 Klargestor Biodiscs installed, LPG heating to the lodges, electric heating to the cottages, oil fired CH to the bungalow.



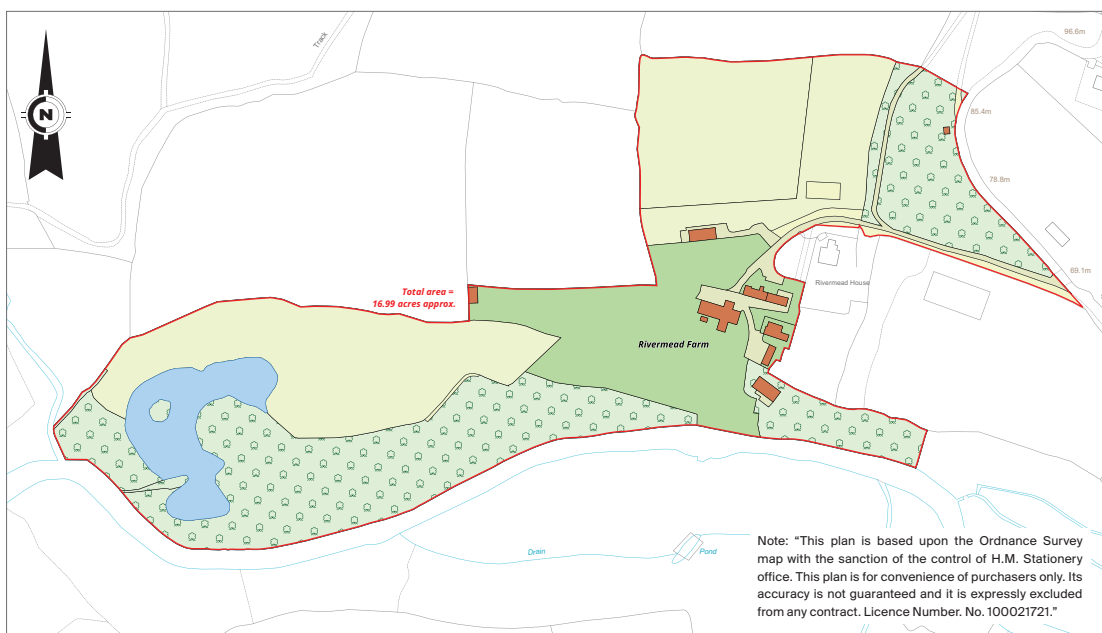


Agents Note

In March 2023, conditional approval was granted for the erection of two further lodges on the site of the poly tunnels. See www.cornwall.gov.uk ref/PA22/10004

The business is not VAT registered. However, should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price. Accounts and further information will available upon request.





Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery. All contents in the holidays lodges and cottages will be included in the sale.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (PL14 6HT)

Follow the A38 from Liskeard towards Bodmin. As you enter the hamlet of Two Waters Foot, pass The Halfway House on your right, and take the next right towards Mount, Warleggan and Cardinham. Follow the lane for about half a mile, over the river and continue past St Catherines, a large white house on your right. The driveway to Rivermead Cottages will be seen on your left. Continue along the drive until reaching the courtyard parking at the bottom.

What3words: instincts.bungalows.wager

Property information

Tenure: Freehold

Local Authority: Cornwall Council

Council Tax: Band F (Rivermead Farm)

EPC Rating: D

Guide Price: £1,750,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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