



Chapel Farm



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St. Breward, Bodmin, PL30 4NA

St Breward 0.9 miles - Wadebridge 9.5 miles - Bodmin 7.8 miles

A delightful character farmhouse nestled within a peaceful and picturesque valley setting.

- Popular Rural Location
- 4 Bedrooms
- Mature Gardens
- Paddocks and Woodland
- Tenure: Freehold
- Open Plan Living Area
- Character Features
- River Frontage
- 12.16 Acres in All
- Council Tax Band: E

Guide Price £850,000

SITUATION

The property is located in a delightful rural setting near the sought after village of St Breward with its doctors surgery, community hall and gastro-pub, The Old Inn. The town of Bodmin is 7 miles to the south with a range of amenities and access to Bodmin Parkway railway station serving London Paddington via Plymouth. The estuary town of Wadebridge, on the banks of the River Camel, is just over 9 miles away with doctors, dentists, a veterinary surgery, supermarkets and additional facilities associated with such a thriving and popular small town. The North Cornish Coast can be explored along the Atlantic Highway which gives access to some of the most stunning coastal scenery in the British Isles. The A30 trunk road is 5 miles from the property and links the cathedral cities of Exeter and Truro. At Exeter there is access to the M5 motorway network, mainline railway station serving London and the Midlands. The regional airport of Newquay lies 22 miles from the property with regular flights to both UK and European destinations.

DESCRIPTION

A charming detached country residence offering real character, in a unique and tranquil setting at the end of a quiet country lane. The property extends to 12.16 acres in all and offers a superb smallholding opportunity within striking distance of a popular moorland village.

ACCOMMODATION

Front door opens into the entrance porch which then leads into an impressive open plan kitchen/sitting room which has been tastefully modernised whilst maintaining original character features such as the flagstone flooring and two fireplaces, one being floor to ceiling granite with a clome oven and wood burner.



The kitchen offers a range of wall mounted cupboards, base units and drawers, an electric AGA, inset sink, space for appliances and a breakfast bar. Just off it, is a perfect space for dining with an aspect over the rear garden.

A door opens into the rear hall with stairs to the first floor, shower room with a shower, WC and wash hand basin and a door to the garden.

The first floor offers a spacious landing, 4 bedrooms all with outlooks over the gardens, fields and woodland beyond and a family bathroom with a bath, WC and a wash hand basin. Bedroom 1 is a most impressive double bedroom benefitting from a range of built-in wardrobes.

OUTSIDE

The house is surrounded by its own lawned garden with the main area to the rear with an array of mature shrubs, trees and plants. A terrace offers an ideal position for al fresco dining and access to the utility room with water treatment plant and space and plumbing for appliances. At the top of the garden is a large decked pergola, providing further covered space for seating and dining. From the garden a gate leads to two paddocks.

Across the lane there is a beautiful water garden with a large pond and stream running through it, an open fronted barn useful for parking and three sheds. There are two further paddocks and an area of woodland with river frontage on the River Camel with fishing rights. Chapel Farm enjoys having the historic St. Jame's Well on its land.

The property's land is on both sides of the lane and extends to approximately 12.16 acres in total.

SERVICES

Mains electricity. Private drainage and water. Please note the agents have not inspected or tested these services.

RIGHTS OF WAY

Two public footpaths run across part of the property, for further information please contact the office.

VIEWINGS

Strictly by prior appointment with the vendors sole appointed agents, Stags.

DIRECTIONS

From the centre of the village of St Breward, continue out of the village in a southerly direction towards Wenford Bridge, before leaving the village take the right hand turning onto Coombe Lane, after a short distance the road will sharply bend to the left, at this point continue straight on and follow this lane for approximately 0.5 miles until reaching the property on your right, with the drive and parking to the left.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	35	98
(81-91)	B		
(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	

Kensey House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999

Approximate Area = 1368 sq ft / 127.1 sq m
For identification only - Not to scale

Bedroom 3
3.96 x 2.62m
13' x 8'7"

Bedroom 4
3.05 x 2.62m
10' x 8'7"

Bedroom 1
4.19 x 3.91m
13'9" x 12'10"

Bedroom 2
3.71 x 3.00m
12'2" x 9'10"

First Floor

Dining Room
2.95 x 2.39m
9'8" x 7'10"

Utility
2.44 x 2.31m
8' x 7'7"

Kitchen
9.07 x 6.81m
29'9" x 22'4"

Sitting Room

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2023. Produced for Stags. REF: 1062129