



Ingleside



# Ingleside

Mount, Bodmin, PL30 4ES

Mount 0.4 miles – Bodmin 7 miles – Liskeard 9.5 miles

A superb detached country residence with over 5 acres and fantastic views across the valley

- 4 Bedrooms
- Kitchen/Breakfast Room
- Stunning Gardens
- Range of Outbuildings and Stables
- Freehold
- 3 Reception Rooms
- Valley Views
- Approximately 5.47 Acres
- Off Road Parking
- Council Tax Band: F

Guide Price £750,000

## SITUATION

The property is located in a private rural setting near the popular hamlet of Mount, on the edge of Bodmin Moor and close to the villages of Cardinham, Millpool and St Neot. The surrounding area is excellent for horse riding, mountain biking and walking with direct access onto the vast expanses of Bodmin Moor. Day to day amenities can be found in the nearby town of Bodmin as well as a mainline railway station with services to London Paddington via Plymouth and Exeter. The property's excellent location in the centre of the county give access to both North and South coastlines. Access onto the A30 is within a mile and this provides access to Truro, Exeter and the M5 motorway.

## DESCRIPTION

An impressive 4 bedroom detached house, with idyllic gardens, stables and land totalling approximately 5.47 acres, set in a tranquil and private setting on Bodmin Moor with delightful views across the valley. The property dates back to the early 1900's and to the understanding of the current vendor was built for the Mine Captain of Treveddow mine.

## ACCOMMODATION

Front door leads into the entrance hall with tiled floor and stairs rising to the first floor and doors leading into the reception rooms.

The sitting room is a charming dual aspect room with views to the front and rear and a stone fireplace housing a wood burning stove.



The family room offers another generous reception room and leads via steps down to the inner hall with access to the parking area, cloakroom with WC, utility and dining room.

The dining room provides an excellent space for those looking to host and has a secondary staircase which leads to Bedroom 4.

The kitchen/breakfast room has slate floors and comprises a range of wall mounted cupboards, base units and drawers with a Belfast sink, space for appliances and space for a range cooker with an extractor hood over. The breakfast area has a wood burning stove and enjoys super far reaching views over the property's land with double doors leading out to the patio terrace.

The first floor offers a landing with a large arched window taking in the countryside views, 3 bedrooms and a shower room with a shower, WC and a wash hand basin.

The second staircase from the dining room leads to a further bedroom with an en suite WC.

### OUTSIDE

The property is approached via its own drive which leads to a generous area of parking in front of the stable block with stables, tack room, hay store and tractor shed. The stable block benefits from having power and water connected. To the front the property offers an enclosed area of lawn with a useful, substantial timber store barn with a charming woodland area to the rear.

The majority of the grounds are to the rear and offer extensive idyllic gardens and paddocks, all enjoying the backdrop of the impressive views across the valley. The garden is mainly laid to lawn with a patio terrace and a variety of mature trees and shrubs, orchard, poly tunnel and a greenhouse with hardstanding. The land is well suited for those looking to create a small holding or for equestrian use with the paddocks benefiting from a water supply, stock fencing, gated access and excellent riding out directly onto the moor.

In all the property extends to approximately 5.47 acres.

### SERVICES

Mains water and electricity. Private drainage via a septic tank. Oil fired central heating and log burners. Broadband available: Superfast and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

### VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

### DIRECTIONS

From the centre of Mount (at the War Memorial) take the turning signposted Warleggan, follow this road for approximately 0.4 miles and the property will be found on your right.

### What3words.com

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1908 sq ft / 177.2 sq m  
For identification only - Not to scale

Ground Floor

First Floor 1

First Floor 2

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Stags. REF: 1081449