



Higher Treslea Farm



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Cardinham, Bodmin, Cornwall, PL30 4DL

Bodmin 6 miles - North Coast 14.2 miles - Exeter 61.7 miles

**An impressive and successfully extended
Cornish Farmhouse with generous
gardens nestled within an AONB**

- Substantial Cornish Farmhouse
- Sought After and Private Location
- 5 Bedrooms/3 Bathrooms
- Tenure: Freehold
- Traditional Character Features
- Mature Gardens (0.9 acres in total)
- Double Garage and Parking
- Council Tax Band: F

Guide Price £765,000

SITUATION

The property is situated in a private and peaceful position, within a mile of the moorland village of Cardinham and less than 3 miles from the A30. Amongst an Area of Outstanding Natural Beauty (AONB) the location and immediate surroundings are highly desirable for those looking for horse riding, mountain biking and walking with direct access onto the vast expanses of Bodmin Moor. There are scenic walks directly from the property including through Bury Woods towards Bury Castle, an Iron Age Hillfort with breathtaking rural views. Cardinham Woods is within 5 miles of the property and neighbouring villages of Millpool, Mount and St Neot are all within a few miles. Day to day amenities can be found in the nearby town of Bodmin only 6 miles away, 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 with the A30 connecting the Cathedral Cities of both Truro and Exeter.

DESCRIPTION

A substantial and remarkably spacious Cornish Farmhouse originally dating back to the mid 1800's traditionally constructed of local stone under a slate roof. Having been successfully extended in the early 1970's and again in 2001, the property has retained a number of original character features and now boasts over 3,500 sq. ft of well proportioned accommodation. The property is surrounded by gardens which extend to 0.9 acres, borders neighbouring farmland and enjoys a peaceful and private location set off a private lane.



ACCOMMODATION

The covered porch at the front has a beautiful solid wooden door with feature glass artwork, slate flagstones and leads through to the main entrance hall with a tiled floor. There is a ground floor cloakroom off the inner hall, with an additional shower cubicle, whilst the snug provides a quiet area off the kitchen for seating. The farmhouse style kitchen/diner comprises a range of fitted wooden units with inset marble worktops, tiled flooring and beautiful feature fireplace to one end. Cooking is via the oil fired Aga, a double electric oven and inset electric hob, whilst there is additional space and plumbing for further white goods. There is a stable door to the garden and windows overlooking the same. Adjoining the snug is an impressive triple aspect sitting room with French doors to the garden. With a feature cloam oven, a central chimney breast housing a double sided multi-fuel stove and ample space to host family and friends when visiting, this truly is a special room worth viewing.

The first floor can be accessed via a staircase in the sitting room or the snug and offers an impressive principle bedroom, 3 double bedrooms and an additional single room overlooking the balcony. The principle room has access to the balcony overlooking parts of the garden, whilst sharing the larger than average jack and jill bathroom with bedroom 4. Bedrooms 2 and 3 have built in wardrobes with bedroom 2 having the possibility and space to create an additional en-suite. The family bathroom comprises a bath, separate shower cubicle, WC and sink. There is an additional walk in wardrobe/store cupboard off the main landing.

OUTSIDE

The external aspects of the farmhouse comprise a mixture of partially rendered, slate hung and exposed stone elevations all under a slate tiled roof. The current vendors have had the private driveway re-tarmacked which has ample off road parking for 5-6 vehicles and direct access to the double garage, which has power and light connected. The boundaries of the property are well defined by a mixture of natural hedging and have been entirely fenced. The gardens are mainly laid to lawn, with an abundance of mature shrubs and trees which provide an array of everchanging colour throughout the seasons. Main areas of garden orientate southwards whilst there are plenty of other spaces enjoy the sun from rise until dawn. There is a patio to one end of the property, a log store and in all, the gardens extend to 0.9 acres or thereabouts.

SERVICES

Mains water and electricity. Private drainage via septic tank. Wooden windows, double and single glazed. Oil fired central heating and multifuel stove. Broadband availability: Ultrafast. Mobile Phone Coverage: Voice. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

From Launceston take the A30 dual carriageway west towards Bodmin. At the Preeze Cross junction turn left signposted Blisland and Cardinham. Proceed through the village of Millpool and after 1.17 miles at the green triangle in the road, continue left towards St Neot. Proceed down the hill for 400 meters where the property will be identifiable by a Stags for sale board on the left hand side, at the start of the private lane.

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These particulars are a guide only and should not be relied upon for any purpose.



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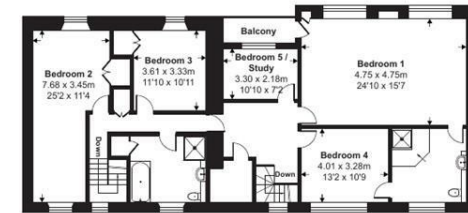


Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		53	80
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

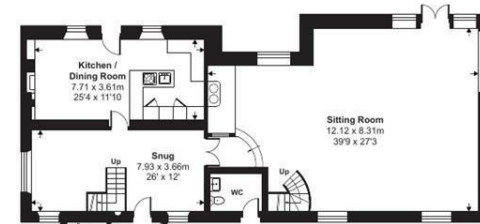


Approximate Area = 3584 sq ft / 332.9 sq m
 Garage = 300 sq ft / 27.8 sq m
 WC = 43 sq ft / 3.9 sq m
 Total = 3927 sq ft / 364.6 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1084104



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