



Owls Roost, Mount Pleasant Farm





# Owls Roost, Mount Pleasant Farm

Mount, Bodmin, Cornwall PL30 4EX

St. Neot 2.7 miles - Bodmin 6.4 miles – Liskeard 9.4 miles

## A beautifully presented 4 bedroom cottage with a 1 bedroom annexe in a prime, moorland location

- Moorland Location
- 4 Bedrooms (2 En Suite)
- 1 Bedroom Annexe
- Multigenerational Living
- Private Enclosed Gardens
- Off Road Parking
- Tenure: Freehold
- Council Tax Bands: TBC

Guide Price £599,000

### SITUATION

The property is situated in a sought after rural location alongside surrounded by privately owned farmland within an Area of Outstanding Natural Beauty. Located on the southern fringes of Bodmin Moor, on the outskirts of the small village of Mount, it enjoys easy access onto Treslea Downs with fantastic opportunities for outriding, walking and hiking across the majestic Bodmin Moor. The nearby village of St Neot is recognised as one of the most attractive in the area and has a thriving community centred on its historic church, chapel, pub and primary school. Bodmin and Liskeard lie approximately six miles and nine miles respectively both providing secondary schools, sports and leisure facilities. There is a mainline railway station at Bodmin Parkway which links directly with London Paddington. The cities of Plymouth and Truro lie within commuting distance and both offer excellent shopping centres. There are numerous sporting facilities in the area including golf at Lanhydrock, Bindown near Looe and the internationally renowned course at St Mellion. The property is also well placed for both North and South Cornish coastlines where there are a plethora of stunning sandy beaches with watersports including surfing, sailing and fishing.

### DESCRIPTION

A fantastic and rare opportunity to acquire a versatile 4 bedroom cottage with a 1 bedroom annexe, perfectly suited for those seeking dual occupancy living especially with independent or dependent relatives. In a sought after rural location with direct access to Bodmin moor, off road parking for at least 3-4 vehicles and an enclosed lawns for both properties, viewings are highly recommended.





## OWLS ROOST

Believed to have originally been a range of traditional farm buildings for the neighbouring farmhouse, the sellers under a recent planning consent have reopened a former doorway to create a spacious and stylish 4 bedroom cottage with a versatile layout. The open plan kitchen/diner has a range of base and wall mounted units with a number of integrated appliances including an electric oven with hob, extractor fan, fridge/freezer, dishwasher and with space for a washing machine. Adjoining the kitchen/diner is a separate sitting room with a patio door to the garden/gravelled area. There are 2 ground floor bedrooms, 1 with an ensuite shower room and the other serviced by a separate shower room. Stairs from the dining area lead to the first floor which presents a principle bedroom with ensuite shower room, door to balcony and views overlooking the gardens and neighbouring fields beyond. There is a separate double bedroom and a further shower room.

## WOOD VIEW

Understood to have originally been the stable for the farmhouse, Wood View offers a fantastic opportunity for those seeking independent or dependent living. Although accessed via the same driveway as Owls Roost, the property offers its own separate entrance, parking space and private westerly facing garden catching the afternoon and evening sun. The single storey accommodation is well presented throughout and includes an open plan kitchen/living area with a range of integrated appliances, together with an en-suite double bedroom.

## OUTSIDE

Both properties have their own parking spaces via a wooden five bar gate, laid to gravel and bordered by stone walled gardens stocked with mature shrubs and plants. The gravelled areas provide a space for tables and chairs with steps to the lawned gardens. Both gardens are mainly laid to areas of well maintained lawn and are due to be completely enclosed with the current natural boundaries and additional wooden fencing (subject to change and agreement with the sellers if needed).

## SERVICES

Mains water, electricity and drainage. Please note that some services may currently be shared with the neighbouring property. Water is due to be sub-metered and electric is due to be split and have a separate supply. Privately owned solar panels. Oil fired central heating. The properties have not yet been issued with a council tax band. Broadband availability: Ultrafast and Standard. 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 vendors' appointed agents, Stags.

## DIRECTIONS

From Launceston heading westbound on the A30, continue passing Jamaica Inn and after 6.5 miles turn left signposted to Millpool, Cardinham, Mount and Warleggan. Follow this road for approximately 3 miles until the village of Mount and the driveway leading to the property will be on the left hand side just prior to the village.

## what3words.com

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## PLANNING INFORMATION

- 1) Formerly 2 cottages, Owls Roost has recently been altered in layout and changed in use under the planning application number: PA23/08939
- 2) In line with the planning application stated above, the annexe shall only be used as ancillary accommodation and shall only be occupied by members of the family, or non-paying guests of the occupiers of the Owls Roost. The annexe shall not be used, sold or let at any time as a separate residential unit of accommodation.
- 3) The windows at the rear of the property facing the neighbouring farmhouse are to be kept with privacy screening





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.



Approximate Area = 1201 sq ft / 111.5 sq m  
Annexe = 326 sq ft / 30.2 sq m  
Total = 1527 sq ft / 141.8 sq m  
For identification only - Not to scale

**Annexe**  
Bedroom: 3.82 x 3.47m (12'6" x 11'5")  
Kitchen / Sitting Room: 5.06 x 3.47m (16'7" x 11'5")

**First Floor**  
Bedroom 3: 3.73 x 3.06m (12'3" x 10')  
Bedroom 1: 3.64 x 2.53m (11'11" x 8'4")  
Balcony

**Ground Floor**  
Bedroom 4: 4.47 x 2.71m (14'8" x 8'11")  
Bedroom 2: 4.48 x 2.98m (14'8" x 9'9")  
Sitting Room: 17' (5.18) max x 15'6" (4.72) max  
Dining Room: 4.61 x 3.36m (15'1" x 11')  
Kitchen: 4.57 x 2.91m (15' x 9')

**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1115803



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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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