



The Smithy



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Cardinham, Bodmin, Cornwall, PL30 4BN

Bodmin 5.5 miles - South Coast 16.4 miles - Launceston 20 miles

A charming and impeccably presented country retreat in a sought after, rural village in the heart of Cornwall

- Detached Barn Conversion
- Beautifully Presented
- Successful Holiday Let
- No Onward Chain
- 3 Bedrooms (Principle En-Suite)
- Character Features
- Low Maintenance Gardens
- Off Road Parking
- Tenure: Freehold
- Council Tax Band: C

Guide Price £415,000

## SITUATION

The property is situated in the sought after and rural village of Cardinham, with it's 'Good' rated primary school and conveniently positioned only a few miles from the A30 connecting the Cathedral Cities of both Truro and Exeter. Situated on the fringes of Bodmin Moor means the location and immediate surroundings are highly desirable for those looking for horse riding, mountain biking and walking with access onto the vast expanses of unspoilt Cornish Countryside. There are scenic walks through Cardinham Woods only 4 miles of the property and the neighbouring villages of Millpool, Mount and Fletchersbridge are all within a few miles. Day to day amenities can be found in the nearby town of Bodmin only 5.5 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 also gives access to both North and South coastlines.

## DESCRIPTION

A 3 bedroom detached property understood to have been converted in 2007 and traditionally constructed of stone and natural slate, with uPVC double glazed and Velux windows. The property sits in an enviable position in the heart of Cornwall, only a few miles from the A30 and would ideally suit those looking for a quiet country retreat, allowing access to exploring Cornwall's beautiful areas. The property has undergone significant cosmetic improvements and presents in excellent decorative order throughout. The current owners have enjoyed the property as a rural retreat whilst also having been successfully run as a holiday let. The property is now being offered for sale with no onward chain.



## ACCOMMODATION

The property is accessed directly from the driveway at the front of the property. The entrance hall has a tiled floor with a ground floor WC. The kitchen/breakfast room has space for a dining table and chairs, with a range of integrated appliances including dishwasher, fridge, freezer along with space for a freestanding Rangemaster style cooker. The secondary hallway provides a storage cupboard and an understairs utility area with space and plumbing for a washing machine. The sitting room is a real hub of the property, with excellent proportions and space for furniture. A prominent fireplace to the centre of one end is constructed of natural stone with an exposed wooden lintel, housing a stylish wood burner with feature lighting.

Stairs from the sitting room have additional storage underneath and lead to the first floor landing with a welcoming feel and space to create a quiet seating area. The first floor offers 3 bedrooms in total and a range of Velux windows to enjoy the natural light. The principle bedroom has a shower room with a stylish, fitted suite. The other 2 bedrooms are serviced by the family bathroom which is completely tiled with a larger than average shower cubicle and separate bath.

## OUTSIDE

A private driveway runs along the end of the property, with space for 2-3 vehicles. There is additional space to the front of the property, mainly laid to lawn, offering the chance to create additional parking if required and subject to any planning consents. There is a useful store room to one end which adjoins the property, with an additional log store to the rear. The rear of the property has been carefully designed to ensure the outside space can be enjoyed, with minimal effort and maintenance. Contemporary granite steps blend with natural stone walls and flower beds, leading to an artificial lawn and additional decked area, a perfect place to enjoy a quiet and private seating area.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating and wood burning stove. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWINGS

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

## DIRECTIONS

From Launceston take the A30 dual carriageway west towards Bodmin and after approximately 17 miles, turn left signposted towards 'Airfield, Blisland, Cardinham'. Follow this road for 1 mile and turn left at the junction. Head into the village of Cardinham and at the cross road, continue straight across passing the school on the left hand side, where the property will be found after a short distance on 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.



Approximate Area = 1612 sq ft / 149.7 sq m  
 Outbuilding = 49 sq ft / 4.5 sq m  
 Total = 1661 sq ft / 154.2 sq m  
 For identification only - Not to scale

**First Floor**

**Ground Floor**

**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1178974



Energy Efficiency Rating		Current	Potential
Very 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		
Not energy efficient - higher running costs			
		44	81
England & Wales		EU Directive 2002/91/EC	

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