



East Trezelland



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Bolventor, Launceston, PL15 7TL

Bolventor 3.0 miles - Launceston 10.7 miles - Bodmin 13.2 miles

A superb character farmhouse in a stunning moorland setting with over 2 acres.

- Detached moorland farmhouse
- Character features throughout
- Approximately 2.69 acres in all
- Sand school and pasture paddock
- Council Tax Band: B
- Two double bedrooms
- Superb moorland position & views
- Range of outbuildings, stabling & workshop
- Ample off road parking
- Freehold

Guide Price £450,000

Occupying a stunning and peaceful setting with far reaching views across Bodmin Moor, the property is located towards the end of a 0.5 mile private lane, which is partly owned by the property. Although set in a rural position, the property is only 1 mile from the A30 and just over 3 miles from the popular village of Altamun.

A charming Grade II listed detached stone farmhouse with wooden windows and shutters, set in a tranquil, elevated position on Bodmin Moor.

The property is understood to date back centuries and retains immense character throughout.

The ground floor offers a welcoming dining area, open through to the kitchen, comprising a range of cupboards, a Belfast sink, and an AGA. A door from the dining area leads into a spacious dual-aspect sitting room with feature fireplaces and impressive slate flagstone flooring.

A further door leads into the rear porch, with access to the garden and a downstairs WC.

The ground floor is completed by a separate shower room accessed from the entrance/dining area.

Stairs from the sitting room lead to the first floor, which offers two double bedrooms and a WC.

Both bedrooms benefit from built-in storage, with the principal bedroom also featuring a roll-top bath and "his and hers" sinks.

The grounds extend to approximately 2.69 acres in all and comprise; landscaped gardens, an adjoining pasture paddock, a rubber-surfaced arena and a concrete yard.

The outbuildings include a barn offering stabling, tack room, and a wood store. A workshop, an open fronted hay barn and a useful multi-purpose barn with an electric roller door.

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

Agents Note: A bridleway passes over part of the property. Please speak to Stags Launceston office for further information.

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


Directions: [What3words.com: ///available.proclaims.diverting](http://What3words.com:///available.proclaims.diverting)





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	<div>77</div> <div>26</div>	<div>77</div> <div>26</div>
(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 

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Approximate Area = 1365 sq ft / 126.8 sq m (excludes carport)
Outbuilding(s) = 2841 sq ft / 263.9 sq m
Total = 4206 sq ft / 390.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Stags. REF: 1286949



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