



**Penhale Farm, Otterham,  
Camelford, Cornwall, PL32 9SZ**

Guide Price £925,000 Freehold





**A most impressive equestrian smallholding with an enchanting period farmhouse, barns and stables, all approached over a long private drive**

- Range of Stables & Barns with Potential
  - Pasture Paddocks & Sand School
    - 3 Bedrooms (1 En Suite)
      - Family Bathroom
      - Lounge/Dining Room
- Farmhouse Style Kitchen/Breakfast Room
  - Grade II Listed
  - EPC F & Council Tax A

**SITUATION** Set in a peaceful rural hamlet, less than 5 miles from the North Cornish Coast at Crackington Haven and Boscastle. There is a primary school within 1.5 miles, post office/general store at Marshgate and a pub and garage/store at Wainhouse Corner.

The A39 Atlantic Highway is a short distance away, which links the coastal resort of Bude to the north with Camelford to the south. Both towns have a comprehensive range of facilities including supermarkets, shops, doctors, dentists, schools and sporting facilities.

For the equestrian enthusiasts, at Davidstow, less than 5 miles distant, there is access onto the moor and Tall Trees Indoor Equestrian Centre. The property itself is surrounded by quiet country lanes.

The A30 can be accessed at Kennards House some 12 miles to the east, which links the cathedral cities of Truro and Exeter.

**DESCRIPTION** A most appealing stone and slate Grade II Listed farmhouse with a range of ancillary buildings with undoubted potential, subject to gaining any necessary planning permissions and complying with existing covenants.

The extensive accommodation is clearly illustrated on the floorplan and comprises: covered storm porch with door into lounge/dining room with attractive slate flag floors, exposed ceiling beams and feature fireplaces, one with wood burner. Door to inner hallway with stairs rising to the first floor, understairs storage cupboard and opening into the study with cloakroom. From the inner vestibule doors to kitchen/breakfast room and to boot room/rear porch with storage cupboards and door to the rear of the property.

The farmhouse style kitchen/breakfast room has a range of base and wall units with roll edged worktops, under set ceramic sink and Range Cooker with canopy extractor hood above. Door into scullery/utility with



space and plumbing for washing machine and dishwasher, ceramic sink with single drainer.

Upstairs there is a master bedroom with en suite bathroom comprising a slipper bath, low flush WC and pedestal wash hand basin and door to walk in storage. There are 2 further bedrooms and a family bathroom comprising panel enclosed bath, pedestal wash hand basin and low flush WC.

**OUTSIDE** The property is approached from the quiet parish road via a 5-bar gate along a private drive which leads to the farmstead and yard. There are extensive parking areas and access to the stable yard comprising 5 stables, foaling box and tack room. There is a most impressive 40m x 20m sand school.

There is a wide range of most useful outbuildings including 45' x 30' high roofed timber barn which has

been subdivided to create a secure workshop, field shelter and horsebox parking. Open fronted granite and slate roofed linhay and detached stone built former piggery. In addition, there is a most impressive 2-storey stone and slate barn. The outbuildings are well suited to a number of uses, subject to any necessary planning.

The gently sloping land adjoins the property and is presented in good heart. Currently divided into four large enclosures with mains water supply available. The land is ideally suited for horses or a few head of young stock.

The property extends in all to 11.389 acres (or thereabouts).

**SERVICES** Mains water and electricity. Private drainage (septic tank). Oil fired central heating. Grade II Listed.

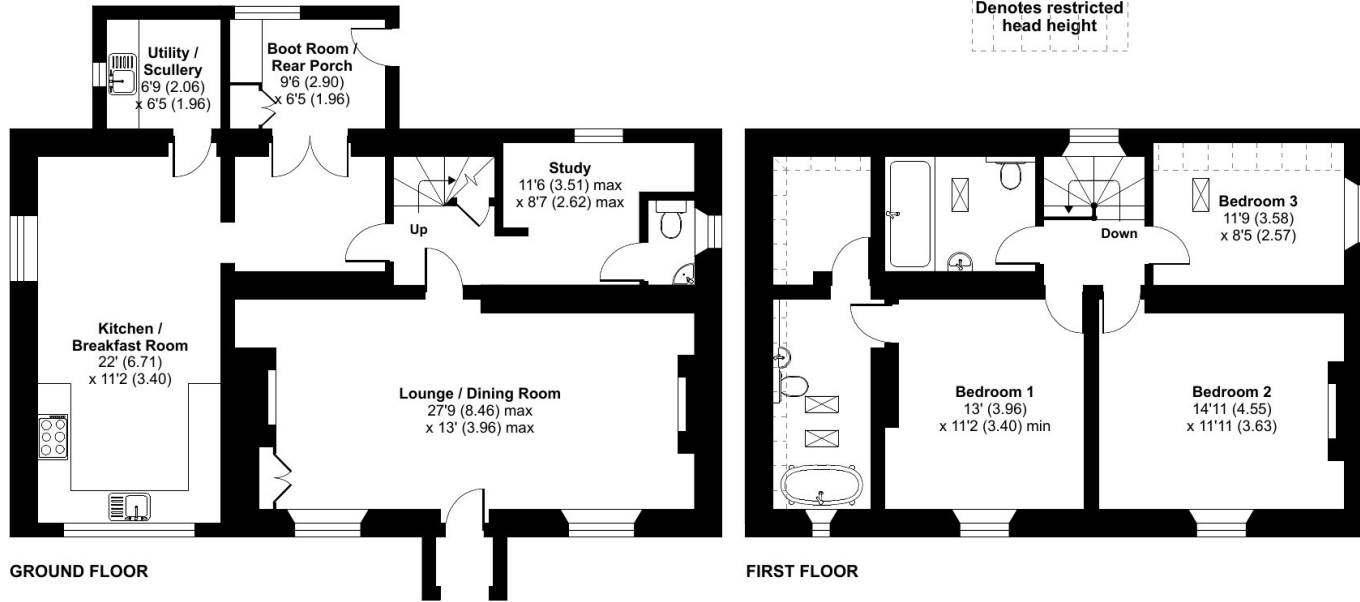
Full EPC document available on request. Council tax band A. Broadband available (FTTP). Mobile phone: visit Ofcom website. Please note the Agents have not tested or inspected these services.

**VIEWINGS** Strictly by prior appointment with the vendor's appointed agents, David J Robinson Estate Agents & Auctioneers.

**DIRECTIONS**  
Sat Nav: PL32 9SZ  
What3Words:///workbook.advantage.fractions



Approximate Area = 1736 sq ft / 161.2 sq m  
Outbuilding(s) = 4156 sq ft / 386.1 sq m  
Limited Use Area(s) = 41 sq ft / 3.8 sq m  
Total = 5933 sq ft / 551.1 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1153094

For more information or to arrange a viewing, please contact us:

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



David J Robinson Estate Agents & Auctioneers Ltd assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure these particulars are accurate, the text, photographs, plans, measurements and distances are for guidance only. The Agents have not tested or inspected any services or facilities. Interested parties must satisfy themselves by inspection or otherwise.

**DAVID J ROBINSON**  
ESTATE AGENTS & AUCTIONEERS