

# GOLDBANK FARM, NANSTALLON, BODMIN, PL30 5LA



An imposing four bedroom detached Victorian house with no ongoing chain and the option to purchase approximately 5.6 acres of adjoining land by separate negotiation, boasting a superb position in the heart of this sought after village.

**Accommodation Comprises:-** Conservatory, hallway, lounge, reception room/bedroom, kitchen/diner, utility room, cloakroom, three first floor bedrooms, box room/study, bathroom, double glazing, oil fired central heating, two separate garages, off-road parking for several cars, small stone outbuilding and a south facing garden.

**Guide Price £475,000**

## SITUATION

Nanstallon is a popular Mid-Cornwall village overlooking the River Camel Valley, surrounded by breathtaking countryside and the renowned Camel Trail. Boscarne Junction Steam Railway and The Camel Valley Vineyard are just a short distance from the property, as is the local Primary School. The village lies approximately three miles west of Bodmin, which offers a comprehensive range of shopping and recreational facilities, including Bodmin Parkway train station. The neighbouring village of Lanivet also caters for everyday amenities and provides easy access onto the A30 trunk road.

## ACCOMMODATION (All sizes approximate):-

### GROUND FLOOR

#### Entrance

uPVC double glazed door opening into:-

#### Conservatory

10' 5" x 9' 3" (3.17m x 2.82m) Dwarf wall with uPVC double glazed window surround. Polycarbonate roof. Tiled floor. Part glazed front entrance door into:-

#### Hallway

Radiator. Telephone point. Stairs to first floor.

#### Lounge

20' 11" x 11' 10" (6.38m x 3.61m) Dual aspect room with uPVC double glazed sash windows to front and rear elevation. Three radiators. Open fireplace with tiled surround and hearth. TV aerial point. Box containing the electricity meter and a modern consumer unit.

#### Reception Room/Bedroom Four

11' 10" x 11' 5" (3.60m x 3.48m) uPVC double glazed window to front elevation. Radiator.

#### Kitchen/Diner

18' 9" x 8' 9" (5.71m x 2.66m) Matching range of wall, base, and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Part tiled walls. Built-in single electric oven. Separate inset four ring electric hob. Space for under-counter fridge. Tiled recess with an oil fired Rayburn. Built-in under stairs cupboard. uPVC double glazed sash window to rear elevation. Door to:-

#### Utility Room

10' 8" x 8' 4" (3.24m x 2.55m) Fitted units. Inset stainless steel sink and drainer. Space and plumbing for washing machine. Space for a large chest freezer. Worcester Danesmoor 15/19 oil fired central heating boiler. Tiled floor. uPVC double glazed window to front elevation. uPVC double glazed door to outside. Door to:-

#### Cloakroom

White low level W.C and corner wash hand basin. Tiled floor. uPVC double glazed window to side elevation.

### FIRST FLOOR

#### Landing

uPVC double glazed sash window to rear elevation.

#### Bedroom One

14' 5" x 11' 10" (4.39m x 3.60m) uPVC double glazed window to front elevation with countryside views. Radiator.

#### Bedroom Two

11' 9" x 11' 0" (3.57m x 3.35m) uPVC double glazed sash window to front elevation with countryside views. Radiator.

#### Bedroom Three

12' 1" x 10' 7" (3.68m x 3.23m) uPVC double glazed sash window to rear elevation with countryside views. Radiator.

## Box Room/Study

7' 7" x 5' 6" (2.31m x 1.68m) uPVC double glazed sash window to front elevation with countryside views. Radiator.

## Bathroom

12' 9" x 7' 1" (3.89m x 2.15m) White suite comprising:- Panelled bath, low level W.C and pedestal wash hand basin. Separate shower cubicle. Part tiled walls. Radiator. Electric heated towel rail. Built-in airing cupboard enclosing the hot water storage cylinder and shelving. Access to loft space. uPVC double glazed sash windows to rear and side elevation.

## OUTSIDE

The property boasts an enclosed south facing garden which is principally laid to lawn with raised flowerbed borders, a small stone outbuilding and a large patio area. There is ample parking on the driveway in front of the main garage and additional parking on the narrow drive to the lower side of the house.

#### Main Garage

22' 0" x 12' 0" (6.71m x 3.65m) Electric up and over door to front. Pitched roof with internal hatch. uPVC double glazed window to rear elevation. uPVC double glazed door to side. Range of units. Light, power, and water connected.

#### Second Garage

15' 10" x 9' 1" (4.82m x 2.78m) Metal up and over door to front. Corrugated pitched roof.

## OPTIONAL PURCHASE

An adjoining 5.6 acre block of pasture land is available to purchase by separate negotiation (Please refer to plan below). The land lies to the south of the property in three fields and slopes away steeply to the stream on the western boundary.



## ENERGY RATING

E (39).

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Cornwall Council, Tax Band 'D'.

## DIRECTIONS

Heading into the village of Nanstallon from the A389 (Truro Road), continue past the Primary School and stay on this road for a short while until Goldbank Farm is identified on the left-hand side, opposite the Community Hall.



**CONSERVATORY**



**BEDROOM ONE**



**LOUNGE**



**BEDROOM TWO**



**KITCHEN/DINER**



**BEDROOM THREE**



**RECEPTION ROOM OR BEDROOM**



**BATHROOM**



GROUND FLOOR



FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)



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