



Benbole Farm







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St Teath, Bodmin, Cornwall, PL30 3LB

Port Isaac - 5.5 miles St Teath - 1 mile Trebarwith Strand - 3.5 miles Wadebridge - 9 miles

A wonderful smallholding of around 15 acres close to the North Coast. Two dwellings, range of outbuildings and grassland paddocks.

- Three Bedroom Main House
- Extensive Range of Flexible Outbuildings
- Ring-Fenced Pastureland
- Further Potential
- Freehold
- Three Bedroom Converted Barn
- Outstanding Far Reaching Views
- Close to the North Coast
- Great Lifestyle Property
- Council Tax Bands E & B

Guide Price £1,075,000

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SITUATION

Benbole Farm is situated in a wonderful rural position, just inland from the North Cornish coastline. The public footpath that passes along the northern boundary, leads through local countryside (past Sea View Farm Shop) to the South West Coast Path. Port Isaac is around 5.5 miles away and is a historic fishing village with doctors surgery, perhaps best known as the location of Doc Martin and home to the Fisherman's Friends with the peaceful Port Gaverne lying just beyond.

The village of St Teath is only 1 mile away, offering a post office, well-regarded pub, a café, preschool and primary education, a church, and a village hall. Around 3.5 miles distance is Trebarwith Strand beach, owned by the National Trust and known locally for its surfing.

For a wider variety of shopping, the nearby market town of Camelford, 5 miles away, has a supermarket, medical and veterinary services, schooling and leisure amenities. Wadebridge, located 9 miles to the south, on the River Camel, is home to the famous Camel Cycle Trail, which links the towns of Padstow and Bodmin.

THE PROPERTY

Enjoying a sweeping panorama across the surrounding countryside, including views towards Roughtor on Bodmin Moor, Benbole Farm is an attractive ring-fenced smallholding in an Area of Great Landscape Value, extending to approximately 15 acres and offering two separate units of accommodation.

The main residence is a well-presented three-bedroom farmhouse that retains a number of traditional character features. Adjacent to this is a detached three-bedroom annexe, which also features attractive details such as vaulted timbered ceilings.

Within the grounds are several outbuildings, including a pole barn with an internal workshop, a stable block, and an additional single-storey building that has lapsed planning consent for conversion into a holiday let.

In summary, a fabulous property offering ample scope for multi-generational living or potential for a lifestyle business.

Benbole Farmhouse

Facing roughly south-west, this charming family home features a broad sitting/dining room with an open-beam ceiling, slate-tiled flooring, and wood-burning stove set within a raised fireplace complete with a slate hearth, clome oven, and door.

At the rear of the property is a kitchen/breakfast room fitted with Shaker-style units and timber worktops, along with a utility room, rear porch, cloakroom, and a cosy snug - also with a wood-burning stove and doors opening out to the garden.

Upstairs, there are three double bedrooms, one boasting an impressive vaulted ceiling with exposed timber beams. The principal bedroom has an en-suite and a spacious dressing room with fitted cupboards and vaulted ceiling. The first floor is completed by a bathroom featuring a roll-top freestanding bath.





The Barn

A detached converted barn which is an annexe to the main dwelling but offers well-proportioned accommodation and is of a reverse level design to capitalise on the views. On the ground floor are three bedrooms and a shower room, whilst on the first floor is a wonderful vaulted sitting room and separate kitchen.

OUTBUILDINGS

Single Storey Barn - Overlooking the lawn, this former barn provides flexible accommodation and previously benefitted from planning consent for conversion to a holiday let under reference PA17/0820. The rooms have been plasterboarded and are heated with power connected.

Open fronted Pole Barn - Useful storage with internal workshop

Stable Block - Range of six stables with tack room flanking a central concrete covered yard. Power

GARDENS AND GROUNDS

The well laid out gardens include the large level central lawn with fabulous views and steps upto the upper floor of The Barn from a patio. Beyond the lawn is a vegetable garden and sheltered small meadow. There is parking to the rear and access to the Pole Barn.

Sub-divided into five grassland enclosures (some with water), the land is generally level and has outstanding views. We understand that during the vendor's ownership, no chemicals have been used. Boundaries are principally natural hedges supplemented by fencing. Rich in flora and fauna our clients inform us that "the pasture has at least twelve different grasses and many wild flowers and herbs such as, birds-foot trefoil, pignut, knapweed, hawksbeard, tormentil, plantain, white, red, and golden clover along with wax cap mushrooms.

There are at least twenty species of butterfly, two of which are important. The Wall Brown, which is now considered endangered and the Small Heath which is vulnerable. There are some dragonflies, damselflies and many wild bee species along with two rare species of oil beetle. You might be lucky and see the hedgehogs or lizards in the hedgerows. Many species of bird live at Benbole Farm and Skylarks nest in the fields"

SERVICES

Mains electricity. Private borehole water supply (mains also connected). Private drainage by septic tank. Biomass boiler providing heating and hot water with government payback scheme expiring in 2035. Mobile coverage is good outdoors (Ofcom). Standard and Ultrafast Broadband is available in the area (Ofcom)

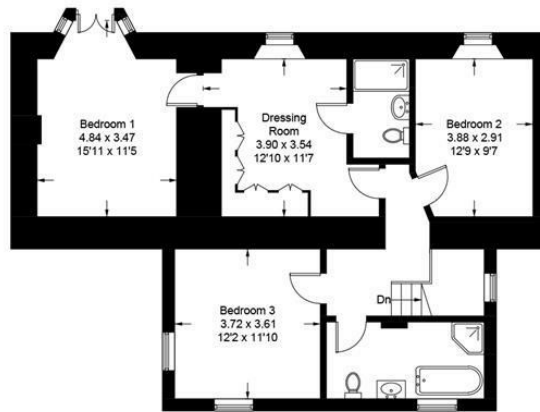
WAYLEAVES, EASEMENTS & RIGHTS OF WAY

A public footpath follows the entrance drive and then onwards along the northern boundary. The definitive map also shows a footpath passing the farmhouse along the eastern boundary. In practice, this now divides in the first field and skirts around the gardens, leading to the eastern boundary. The sale will be subject to and with the benefit of all wayleaves, easements and rights of way.

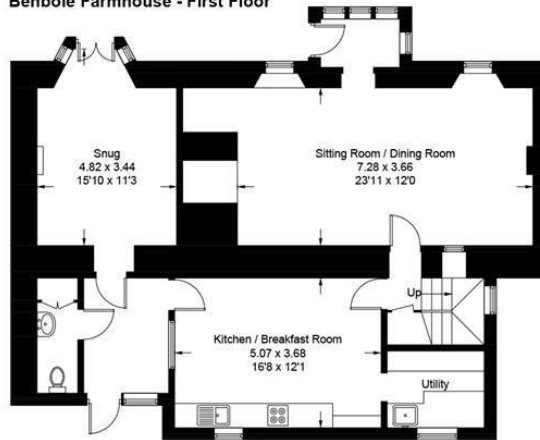
DIRECTIONS

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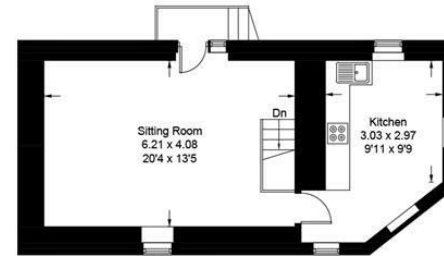




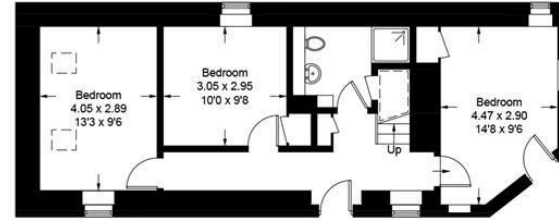
Benbole Farmhouse - First Floor



Benbole Farmhouse - Ground Floor



The Barn - First Floor



The Barn - Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283406)



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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



