
ROHRS & ROWE



Madderhay
Cardinham
Bodmin
PL30 4BL

- Attractive stone-built village house
- Reverse-level layout orientated to views
- 32 ft vaulted sitting and dining room
- Kitchen over 16 ft with adjoining utilitym
- Three good-sized double bedrooms, two en suite
- Former fourth bedroom, now study/office leading to conservatory
- Conservatory overlooking rear gardens
- West-facing 24 ft elevated terrace with countryside views
- Gated driveway and detached double garage
- EPC D
- Council Tax Band F

ROHRS & ROWE



AN ATTRACTIVE STONE-BUILT VILLAGE HOUSE, SET WITHIN A GENEROUS PLOT AND ENJOYING A BROAD WEST-FACING TERRACE WITH FAR-REACHING VIEWS OVER THE SURROUNDING COUNTRYSIDE.





PROPERTY

The reverse-level accommodation makes the most of the views and natural light, with the principal reception rooms arranged on the first floor. Extending to over 32 ft, the impressive sitting and dining room features a vaulted ceiling and central fireplace. Doors open onto the elevated terrace, approximately 24 ft wide, providing a wonderful setting for outdoor dining, entertaining and enjoying sunsets over the surrounding landscape. Steps descend to the gardens below. The kitchen breakfast room extends to over 16 ft and is fitted with attractive painted units, complemented by a good-sized utility room and adjacent cloakroom.

On the ground floor, a spacious entrance hall provides access to the bedroom accommodation and boot room. The principal bedroom extends to over 16 ft, with fitted mirrored wardrobes, an en suite shower room and doors opening directly onto the rear garden. The double aspect second bedroom also enjoys en suite facilities, while a further double aspect double bedroom is served by the family bathroom, with both a bath and shower.

Originally a fourth bedroom, the study provides an excellent workspace, retaining the flexibility to serve as an occasional bedroom, whilst also leading through to the conservatory. Measuring 14'11" x 12'4", the conservatory provides an additional reception space with an appealing connection to the garden.

The established gardens and grounds are a particular feature, extending to approximately 0.34 acres. A gated entrance opens onto a gravel driveway, providing ample parking and access to the detached double garage. The largely level gardens are laid to lawn, bordered by mature hedging and established planting that provide structure and privacy. A rose-covered walkway, terraces adjoining the house, a summer house positioned to enjoy the views, and a kitchen garden with greenhouse and outbuildings all contribute to a garden that is both attractive and highly usable.



















LOCATION

Cardinham is one of mid-Cornwall's most appealing villages, set amidst attractive countryside yet within easy reach of Bodmin and the wider county. The village has a strong sense of community, centred around the church, primary school and parish hall, while the surrounding landscape provides immediate access to some of Cornwall's finest inland scenery. Cardinham Woods are close at hand, with extensive walking and cycling trails, and Bodmin Moor lies nearby, giving the area much of its character and appeal.

Despite its rural atmosphere, the house is very well connected. The A30 is easily reached, nearby Bodmin Parkway provides a mainline railway service to London Paddington and Newquay Airport is approximately 30 minutes drive away. The property also sits conveniently between the north and south Cornish coasts, allowing ready access to a wide variety of beaches, estuaries and sailing waters.




BOSCH
Miele

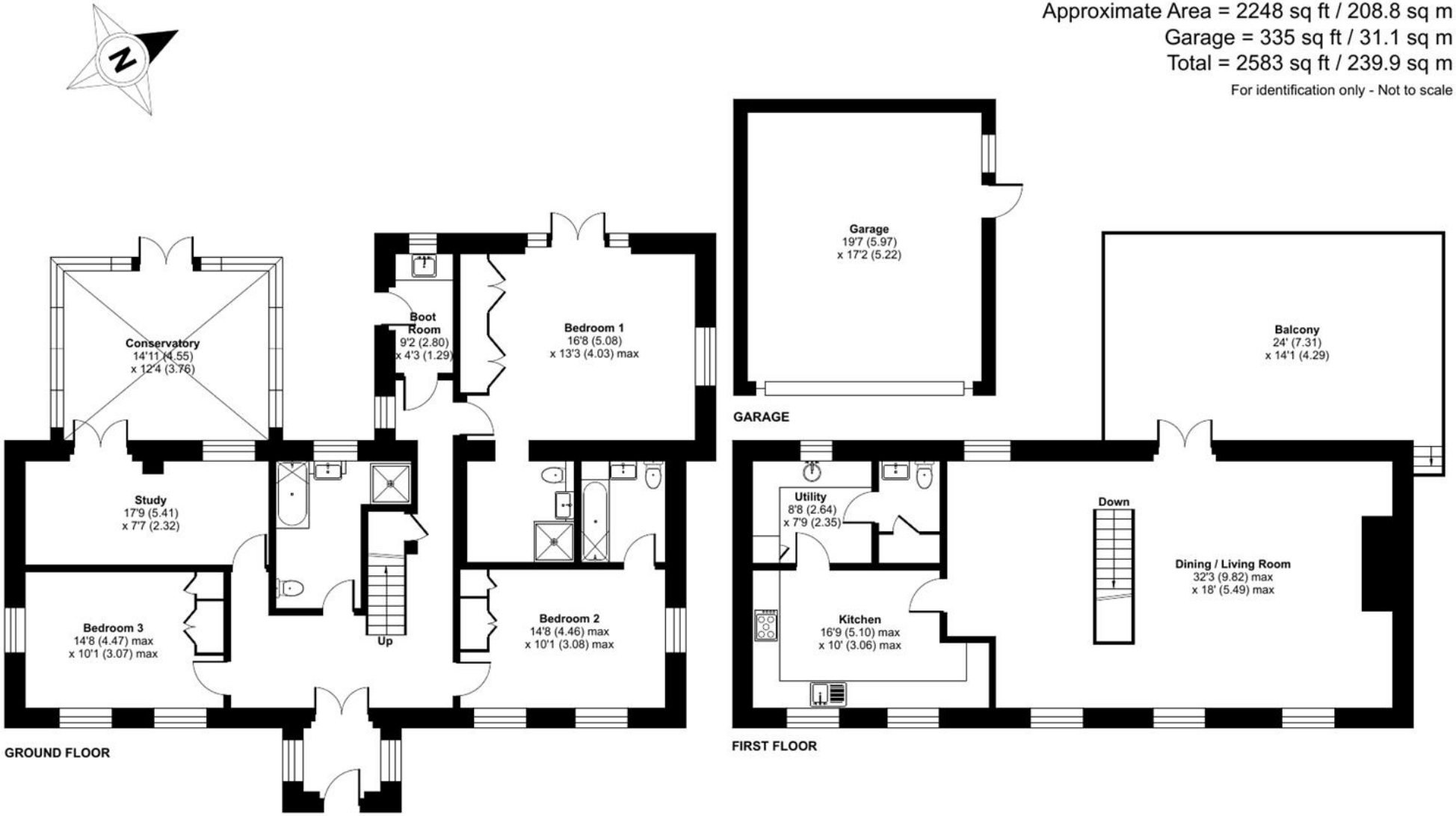






Cardinham, Bodmin, PL30 4BL

Approximate Area = 2248 sq ft / 208.8 sq m
Garage = 335 sq ft / 31.1 sq m
Total = 2583 sq ft / 239.9 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). ©nichecom 2026.
Produced for Rohrs and Rowe. REF: 1441395



Services: Mains water & electricity. Oil fired central heating. Private drainage.

IMPORTANT NOTICE: Rohrs & Rowe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of the client or otherwise. Rohrs & Rowe assume no responsibility for any statement that may be made in theses particulars. These particulars do not form part of any offer or contract and must not be relied upon as statement or representation of fact. All areas, measurement or distance are approximate. The descriptive text, photographs and plans are all for guidance only and are not in any way comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Rohrs & Rowe, their clients and any joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise. Any items, equipment or fixtures and fittings shown may not necessarily be included within the sale.

ROHRS & ROWE

TELEPHONE 01872 306 360

EMAIL Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk