



Bolts Quarry Farm

Penvorder Lane, St. Breward, Bodmin, Cornwall, PL30 4NY

KIVELLS



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Penvorder Lane, St. Breward, Bodmin, Cornwall,
PL30 4NY

£875,000 Guide Price

Three double bedroom period farmhouse with 1
bedroom annex

Over 11 acres of paddocks and landscaped
gardens to enjoy

Excellent equestrian facilities, including
stabling and former sand school

Stunning 180 degree panoramic rolling
countryside views

Woodland and wildflower meadow walks

Haven for wildlife while being meticulously
landscaped

Large solar panel array for high energy
efficiency



Situation

St Breward sits on the North Western flank of Bodmin Moor overlooking the Camel Valley. The village has a strong character with ancient pub and Church, there is a Post Office/Store, Village Hall and Primary School.

From the village there is easy access to the B3266 providing quick links to the town of Camelford to the North and Bodmin to the South both of which provide a range of social, commercial and recreation amenities. To the East is the A30 dual carriageway spine road for Cornwall and Devon, this links to Launceston (20 miles) and beyond via continuous dual carriageway to the Cathedral City of Exeter (62 miles) with M5 motorway link, international airport and intercity rail link.

In all directions from St Breward there is scenery of outstanding natural beauty. To the North is the exceptional North Cornish coastline with beaches such as Tregardock, Trebarwith, Bosinney, Strangles and Crackington Haven with stunning National Trust cliff scenery and linked by the beautiful South West Coastal path. To the West is the much coveted River Camel Estuarine scenery flanked by Polzeath, Padstow and Rock. To the South are the unspoilt wide open spaces of Bodmin Moor, superb for walking and riding. To the East are the hidden secrets of the unspoilt Tamar Valley steeped in mining history and running all the way to the South Coast where it meets Plymouth Sound renowned for yachting activity.





This distinctive four-bedroom detached stone built residence combines the charm of a three double bedroom period farmhouse with the versatility of a one-bedroom self-contained annex, offering a flexible living arrangement suitable for multi-generational families or guest accommodation.

The main house retains a wealth of original character, featuring exposed beams, traditional fireplaces, and thoughtfully restored period detailing throughout. The principal reception rooms provide generous proportions and an abundance of natural light, creating inviting spaces well suited to both family living and entertaining. The farmhouse kitchen is well-appointed, blending rustic features with modern conveniences, while the adjoining garden room with its vaulted ceiling offers a sociable setting for both every-day meals and more formal occasions. Upstairs, the three double bedrooms are complemented by a well-fitted bathroom and ample storage, ensuring comfort and practicality. The annex, with its own entrance and facilities, presents a variety of uses, from private guest quarters to home office or rental potential (which the current owners have done, attracting excellent reviews from guests).

The property is further enhanced by its commitment to sustainability, with a large solar panel array contributing to high energy efficiency and reduced running costs (EPC rating C). Equestrian enthusiasts will appreciate the excellent facilities, including stabling, a former sand school, and direct access to extensive paddocks, not to mention Bodmin moor on the doorstep.

The grounds in total extend to over 11 acres and have been meticulously landscaped with an abundance of colour and season change. The areas have also been curated in a way to encourage biodiversity, incorporating woodland and wildflower meadows that attract a rich variety of wildlife, offering residents the opportunity to enjoy tranquil bluebell walks in spring. The setting is defined by breathtaking 180-degree panoramic views across rolling countryside, providing a constant connection to the surrounding landscape and an ever-changing outlook over the active landscape. Practical features such as ample parking on the former sand school, utility spaces and storage are seamlessly integrated, ensuring the property meets the demands of modern rural living while preserving its period character.

Located in a peaceful rural position, yet within easy reach of local amenities and transport links, this home offers a rare balance of seclusion, sustainability and accessibility. The combination of flexible accommodation, equestrian facilities and a carefully managed natural environment makes this property an exceptional choice for those seeking a lifestyle that blends traditional country living with contemporary comfort and ecological responsibility.

Accommodation

Solid three quarter glazed entrance door leads into:-

RECEPTION HALL

Impressive flagstone slate flooring, stairs rising to first floor with storage under, electric radiators, directional spotlighting and doors to both Annexe and reception rooms. Multi pane glazed door leads into:-

SITTING ROOM

A dual aspect reception room with uPVC double glazed windows to both the front and rear. Feature granite fireplace, matching granite mantel and jambs with log burning stove on slate hearth. Deep slate recesses either side of the fireplace with wall lights and T.V. point. Feature beamed ceiling, further wall lighting, electric radiators and fully carpeted throughout.

An open archway with granite lintel over from the reception entrance leads into:-

KITCHEN / BREAKFAST ROOM

A further excellent dual aspect living space with windows to either side of the property. Granite worksurface having inset dual ceramic Butler sink with mixer tap over, solid fuel Rayburn serving domestic hot water, 5 radiators and cooking with tiled splash

backing and display niche with light. Directional spotlights in addition to pendant lighting over a further granite topped island. Flagstone slate floors throughout, space for electric cooker with extractor fan over. Dining area with T.V. point and space for dining room furniture. Bespoke solid timber door leading to the side of the property with stunning granite surround. Further open archway leads through to:-

GARDEN ROOM

Currently used as additional dining space. Beautifully well lit with double glazed windows to the rear and side with feature apex window above. High vaulted ceiling with directional spotlighting, Oak floors throughout, deep slate sills in addition to seating and office area. A door leads through to:-

UTILITY

Velux sky light. Tiled slate floor, central heating radiator, space for fridge freezers, exposed stone wall, high vaulted ceiling, Butler sink with hot and cold tap over, space and plumbing for washing machine. Solid timber stable door to the rear with flag window to the side. Space for coat and boot storage. Door to:-



CLOAKROOM

Obscure double glazed window to the rear. Hand wash basin and close coupled W.C. Extractor fan, recessed spotlights and continuation of slate tiled floor. Electric consumer unit.

Stairs lead from the reception hall to the:-

FIRST FLOOR LANDING

Double glazed window to the front aspect. Fully carpeted throughout. Airing cupboard housing factory lagged hot water cylinder. Pendant ceiling light and doors to all principal rooms.

FAMILY BATHROOM

uPVC double glazed window with half obscure glass. Close coupled W.C., pedestal hand wash basin, roll top claw foot slipper bath and curved shower enclosure with Triton mixer shower over and tiled splash backing. Timber cladding to half height, central heating radiator from the Rayburn, electric towel rail. Wall light and directional spotlights. Loft access.

BEDROOM TWO

A double room with uPVC double glazed window to the front and Velux sky light to the rear. Solid timber floor. Telephone point, central heating radiator from the Rayburn and space for bedroom furniture.

BEDROOM ONE

Dual aspect large double bedroom with Juliette balcony having uPVC double glazed French doors. Further uPVC double glazed window to the side. Central heating radiator from the Rayburn. Wall lights, exposed trusses, fully carpeted throughout and built-in wardrobes. Space for bedroom furniture.

BEDROOM THREE

Double bedroom with uPVC double glazed window to the side. Electric radiator, recessed spotlights, storage niche with shelving over and built-in wardrobe. Solid timber floor throughout and space for bedroom furniture.



ANNEXE

With its own half glazed timber stable door to the front the Annexe also has a multi pane door accessed from the reception hall.

OPEN PLAN LIVING SPACE

Dual aspect with uPVC double glazed windows to the front and side. Fully carpeted throughout with slate tiled entrance area. Electric radiators, corner log burning stove on slate hearth with slate surround. Directional spotlighting and T.V. point. Stairs rising to first floor and a:-

KITCHENETTE AREA

Rolled top work surface with matching Pine wall and base units having inset stainless steel sink and drainer unit with tiled splash backing, space for under counter fridge and electric cooker with extractor fan over. Beamed ceiling and carpet.

Fully carpeted stairs rise to:-

BEDROOM

A good sized double bedroom of dual aspect with uPVC double glazed window to the side and uPVC double glazed French doors with Juliette balcony to the front. Loft access, fully carpeted and space for bedroom furniture. Large walk-in wardrobe with light, power and electric consumer unit. Door to:-

EN-SUITE

Velux sky light having built-in blind. Double glazed feature window to the side. Wood effect vinyl flooring throughout. Pedestal hand wash basin, close coupled W.C and shower enclosure with Triton electric shower. Electric heated towel rail and directional spotlighting.

Agents note:

Please note that there is a public footpath than runs through the property.





Outside

The property is approached from the county road onto a tarmac driveway with ample parking and garaging available. Through the parking area is a former sand school which works to provide excellent further parking options.

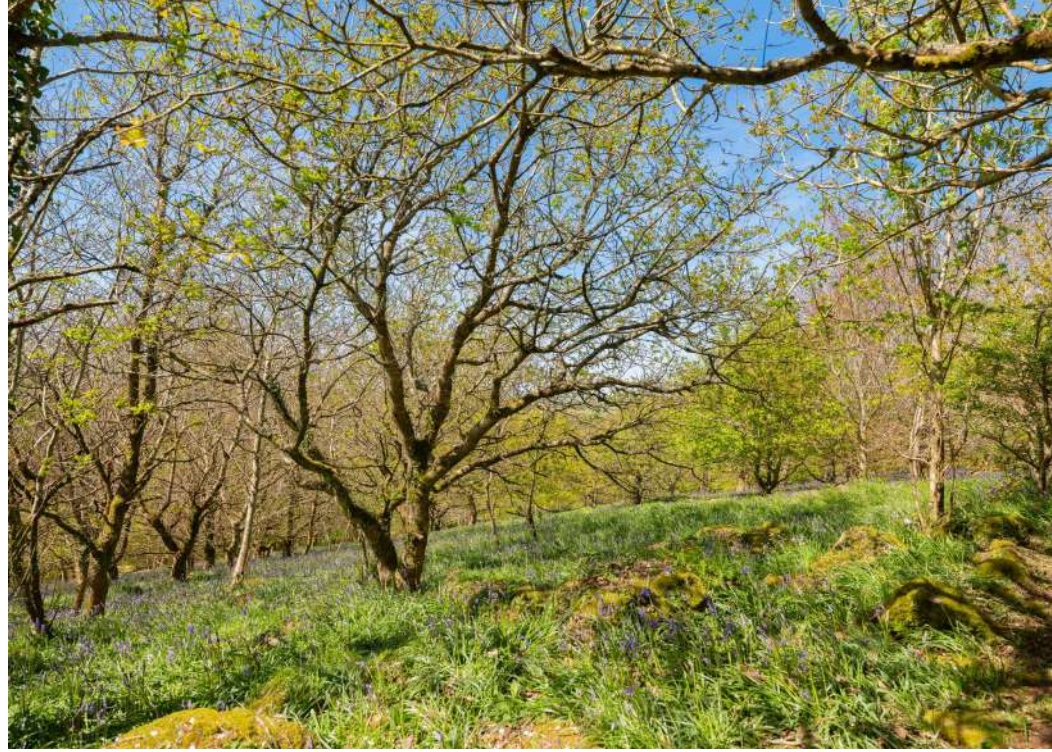
As per the site plan there are several key areas of the gardens and land, all of which have been expertly created and maintained by the present owners. Mowhay Garden Behind the house is a raised terraced garden with established flowering shrubs and perennials. There is a greenhouse, seating areas and glorious season blossoms.

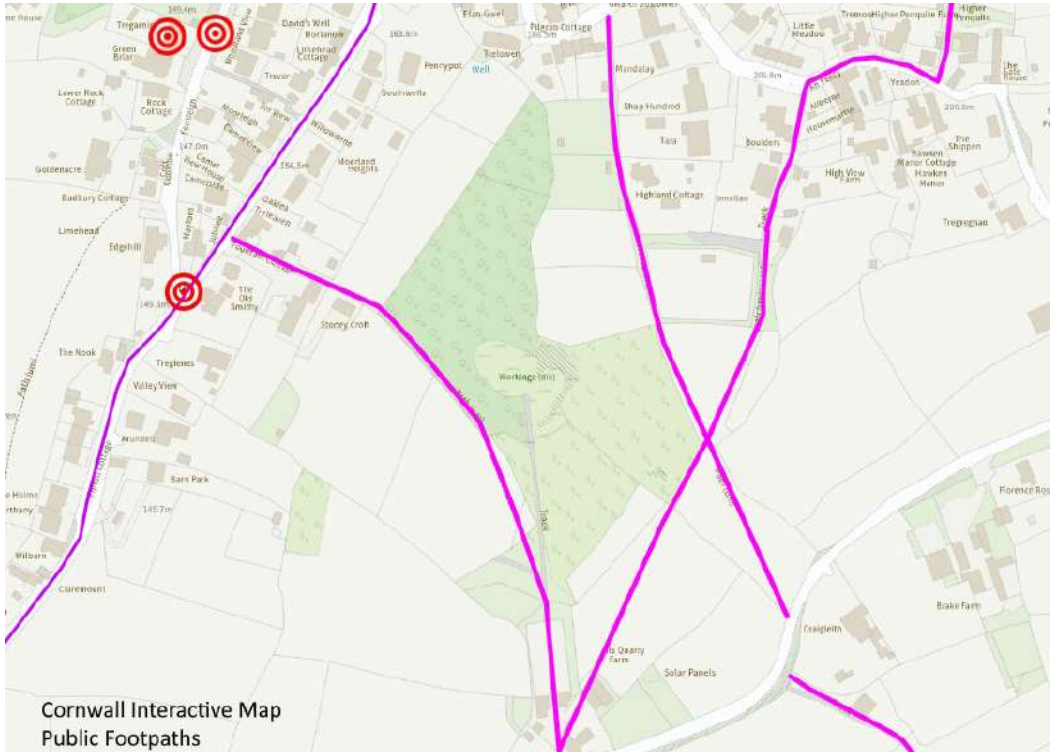
Beyond this is a small paddock where the solar array is located. Homer Meadow This paddock is fully fenced and enclosed with its own 5 bar gate access to the lane. Due to its location it is envisaged this field may be successful for housing in the future and therefore the owners are placing a 25% uplift clause on this field, should planning be granted in the next 25 years.

Beyond the former sand school are 3 further areas of landscaped and curated spaces including, the Pond Garden, The Wild Flower Meadow, Higher Yearlings Park, the Former Stone Quarry and the Bluebell and Woodland walk. It really must be seen to be believed and appreciated.



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Floor 0 Building 1



Main residence and annex Floor plan

Floor plan for identification purposes only, not to scale

Floor 1 Building 1



Approximate total area⁽¹⁾	166.5 m ² 1791 ft ²
Balconies and terraces	1.1 m ² 12 ft ²
Reduced headroom	3.8 m ² 41 ft ²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft





Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Services

Oil fired central heating, private drainage, mains water and electricity.
Solar array located in the field which is owned.

-  EE Rating - To be Confirmed
-  Council tax band - D
-  Directions
What3Words - retiring.physics.corporate
-  Virtual Tour - available on request

Viewings strictly by appointment only

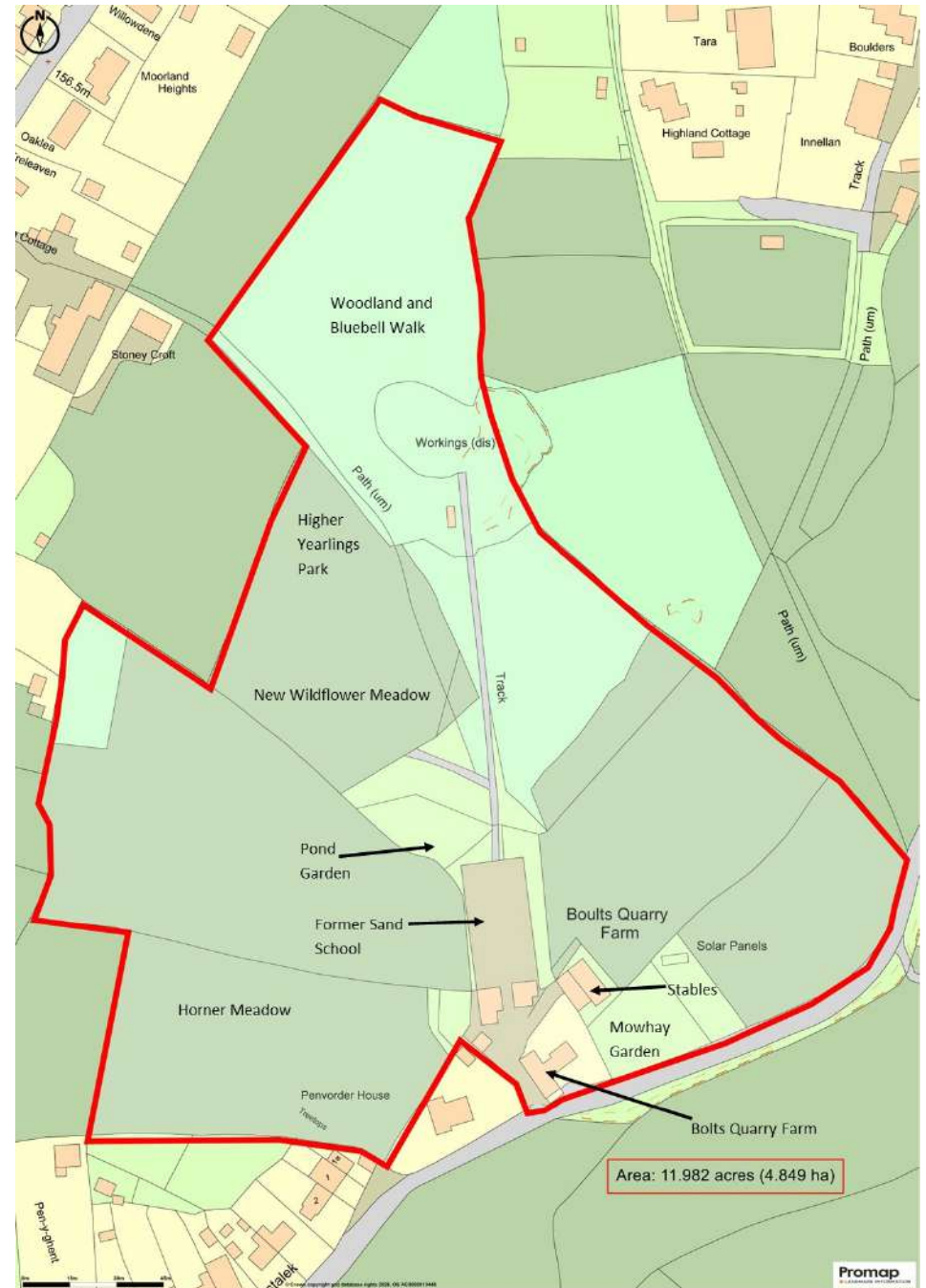
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