



# Old Tor, Tor Farm

Advent, Camelford, Cornwall, PL32 9QN





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## *Old Tor, Tor Farm*

Advent, Camelford, Cornwall, PL32 9QN

£795,000 Guide Price

A one-of-a-kind moorland retreat set down a private track within an Area of Outstanding Natural Beauty

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Immaculately maintained throughout with spacious four bedroom accommodation

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Set in approximately 3.29 acres including gardens, vegetable patch and paddocks

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Tor Barn offers proven holiday letting income with strong demand in this popular North Cornwall location

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Versatile outbuildings including three bay stable block and substantial workshop / hobby space

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Enjoys fantastic far reaching moorland and countryside views

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Offered for sale with no onward chain

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EPC Old Tor Farm - C

Tor Barn - C



Old Tor dating back to 1400's offers a truly unique opportunity to acquire an immaculately presented charming home set within a secluded position down a private track, surrounded by the beauty and tranquility of the moor. Situated within an Area of Outstanding Natural Beauty, the property extends to approximately 3.29 acres and includes a detached holiday let along with of versatile outbuildings.

The main residence is thoughtfully designed and offers spacious and well-proportioned accommodation. The ground floor comprises entrance hallway, living room, kitchen, dining room and utility. The property also benefits from two bathrooms and four well-sized bedrooms split over both floors, providing flexible accommodation for family living.

Externally, the property enjoys a variety of outdoor spaces including well established gardens with seating areas, a productive vegetable patch or flower beds, and paddocks totaling just over 2¼ acres. These are enclosed by traditional Cornish hedging and stock fencing, creating a private and practical environment suitable for a range of uses.

A range of useful outbuildings further enhances the property. These include a three-bay stable block and a substantial workshop currently used as a hobbies / games room. The outbuildings offer excellent potential for a variety of purposes, including conversion to additional living accommodation (subject to the necessary planning consents), or continued use as workshop space, stabling, or general storage.

The detached holiday let, known as **Tor Barn**, provides attractive secondary accommodation and excellent income potential or the potential for multi generational living. The accommodation comprises a bedroom, bathroom, and an open-plan kitchen and living area, offering a comfortable and self-contained space.

Thanks to its exceptional location, generous landholding, and well-presented accommodation, **Old Tor** represents a rare opportunity. Internal viewing is highly recommended in order to fully appreciate the setting, space, and lifestyle this remarkable property has to offer. The property is also offered for sale with the added benefit of no onward chain



## Situation

The property is located with the quiet rural Parish of Advent on the north western edge of Bodmin Moor in North Cornwall. The town of Camelford is approximately 4 miles distant. Camelford town offers a full range of social, commercial and shopping facilities together with primary school, secondary school and supermarket, together with leisure recreation space and pretty riverside park.

In all directions from Camelford there is scenery of outstanding natural beauty. To the north are stunning stretches of the rugged Cornish coastline featuring family beaches such as Tregardock, Trebarwith, Bossiney, Crackington and Widemouth Bay, all linked by superb National Trust cliff scenery and the gorgeous South West Coast Path. To the west is the coveted estuarine scenery of the Camel Estuary flanked by Padstow, Rock and Polzeath with surfing, sailing and other water activities.

To the south are the wide open spaces of Bodmin Moor ideal for walking and riding with close easy access to the stunning scenery around Roughtor and Brown Willy, Cornwall's highest Tors. Whilst to the east are the hidden charms of the Tamar Valley steeped in 17th Century mining history and emptying out into Plymouth Sound with all its yachting activities.



## Accommodation

Entrance via part glazed uPVC door into:-

### ENTRANCE HALLWAY

Exposed wooden beams, fuse board, spotlights and sandstone tiles. Step up into:-

### BEDROOM THREE

Large window to the front elevation and Velux window to the rear. Exposed beams, radiator, LVT flooring and spotlights. Space for double bed and bedroom furniture.

From the hallway a door gives access to:-

### SHOWER ROOM

Velux window to the rear elevation. Instant rainfall shower and wall hung Belfast sink with separate taps. Heated towel rail, wall lights, exposed beams and loft hatch. Spotlights, extractor fan and sandstone tiles with underfloor heating. Floor to ceiling tiles.

### LIVING ROOM

A very bright and airy room with window to the front elevation and Velux window to rear elevation. Woodburner on slate hearth, LVT flooring, exposed wooden beams and spotlights.

### SECOND HALLWAY

LVT flooring. Door with stairs rising to:-

### BEDROOM ONE

Window to the side elevation, two windows to the front elevation and three Velux windows. Exposed wooden beams, wall length floor to ceiling storage cupboard and further double storage. LVT flooring, radiator, spotlights, space for double bed and bedroom furniture.

From the second hallway there is access to:-

### BATHROOM

Obscure window to the front elevation. Roll top cast iron bath with taps on the wall, W.C. and wall hung vanity unit with sink above. Exposed wooden beams, spotlights and wall lights. Tiled flooring, extractor fan and heated towel rail.

### BEDROOM TWO

Window to the side elevation with distant countryside views and window to the front elevation. LVT flooring, exposed beams, exposed stone fireplace with granite above and inset Woodburner sat on slate hearth with radiator. Space for double bed and bedroom furniture.



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## KITCHEN

Windows with slate sills to the side and rear elevation. Stable door leading to the rear garden. Range of base units with squared edge wooden work surface with inset Belfast sink and mixer tap. R7150 electric aga with induction hob. Tiled splash back and integrated dishwasher. Island with roll top work surface over and cupboards below along with integrated wine fridge. Tiled flooring, spotlights and loft hatch.

## DINING ROOM

Window to the rear elevation and door leading to rear garden. Radiator, exposed wooden beams, radiator and tiled flooring. Pendant ceiling lights.

## UTILITY ROOM

Window to the rear elevation. Worktop with space below for washing machine and tumble dryer. Wall lights, radiator and LVT flooring.

## BEDROOM FOUR

Obscure window to the side elevation and window to the rear with countryside views. Radiator, wall lights, LVT flooring and space for double bed and bedroom furniture.

### Agents Note

The furniture in the main residence, hot tub and sauna are available by separate negotiation.

The figures for the letting unit are available by request from the Agents office.

There is a public footpath which runs through the rear of the property.



## Outside

The property is accessed from the moor via a private track, leading directly to the front of the property. At the front, there is a graveled parking area providing space for the primary residence, with an additional graveled section to the side providing parking for the holiday let, "Tor Barn", as well as access to the rear garden and land.

The front of the property is enclosed by a stone wall, creating a private area of lawn, flower beds, and a circular slate and gravel path leading to the entrance. Access to the rear of the property is available from either side through gated entrances.

Adjacent to the parking area at the front, there are two lawns, one of which previously housed a static caravan and benefits from its own private drainage supply.

At the rear, there are six vegetable or flower beds set on wooden chippings, offering an excellent opportunity for self-sufficiency. This area also provides access to Old Tor Barn, the hobbies room, stables, and a further outdoor shed. From the kitchen, a gravel area currently accommodates a hot tub, a perfect spot to enjoy the stunning views, while nearby, a lawned area features well-established shrubs and flowers.

Beyond the rear garden, there is access to the paddocks, which are currently divided into two sections, all enclosed by traditional Cornish stone walling.

### HOBBIES ROOM / WORKSHOP

Wooden stable door. Polycarbonate sheeted roof. Two doors to the front elevation along with two windows. Patio doors leading to a covered decked area with wonderful countryside views overlooking the garden. The space is currently split into two with Woodburner and power connected. Currently used as a hobbies room. Wall lights, concrete floor and painted stonework.

### OUTSIDE STORE

uPVC door. Ideal for storage.

### STABLE BLOCK

Three separate wooden double doors and galvanised roof.



# Floor plan

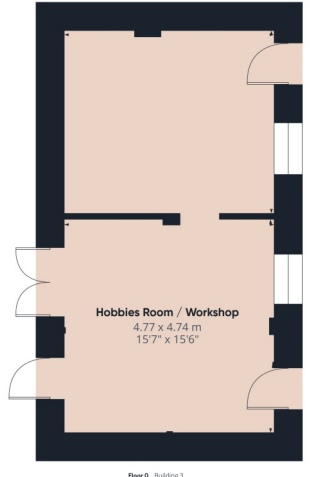
Floor plan for identification purposes only, not to scale



**Approximate total area<sup>(1)</sup>**  
 134.9 m<sup>2</sup>  
 1451 ft<sup>2</sup>

**Reduced headroom**  
 1.8 m<sup>2</sup>  
 20 ft<sup>2</sup>

## Hobbies Room / Workshop



(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.



**HOLIDAY LET 'Tor Barn'**

From the front of the property stone and granite steps with wooden hand rail lead to uPVC stable door into:-

**KITCHEN / DINER / LIVING ROOM**

Window to the rear elevation with wooden sill. Range of base and eye level units with work surface over having inset Belfast sink with mixer tap, electric oven and hob with extractor fan above. Tiled splash backs and space for fridge freezer. Exposed wooden beams with spotlights. Door to airing cupboard with water tank. Two radiators, carpeted, space for dining room table and living room furniture. Stairs lead down to:-

**BEDROOM AREA**

Door leading to outside. Small window to the front elevation and window to the rear elevation with exposed beam and slate sill. LVT flooring, pendant light and door into:-

**EN-SUITE**

Obscure window to the rear elevation. Close coupled W. C., pedestal wash hand basin and corner shower with shower above. Tiled floor, half height wall tiling, heated towel rail, extractor fan, radiator and round light.



Floor 0 Building 2



Floor 1 Building 2



## Services

Mains electricity. Shared water with a neighbouring property via a spring. Shared septic tank with the neighbouring property. Tor barn has its own septic tank. Information on the solar panels are available from the Agents. Oil fired central heating. direct fibre optic right up to the property and superfast broadband from Wildanet.

**Agents Note** - Please Note: a footpath runs through the property as indicated by the blue dotted line on the attached Promap.

⚡ EE Rating - Old Tor Farm - C Tor Barn - C

£ Council tax band - D

/// Directions

What3Words – calls.ridiculed.query

🗺 Virtual Tour - available on request

## Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).

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