



Lesquite Farm

Near Lanhydrock





Lesquite Farm, Fenton Pitts, Bodmin PL30 5HT

This handsome five bedroom former farmhouse enjoys a peaceful position amid rolling Cornish countryside, close to the historic Lanhydrock Estate. Combining traditional character with comfortable modern living, the house offers generous and versatile accommodation in a wonderfully private setting. Surrounded by natural beauty and open views, it is ideally suited to family life or those seeking a refined rural retreat. Within the grounds, a charming shepherd's hut with private terrace provides excellent holiday let potential or guest accommodation. A rare lifestyle opportunity with both privacy and income-generating appeal.



Distances

Lanhydrock Estate-1.8; Lanhydrock Golf Club-2.5; Lanivet-2.5; A30 (Bodmin)-3; Bodmin-3.8; Bodmin Parkway Station-5; Lostwithiel-5.1; Fowey-9.5; Wadebridge-11; Cornwall Airport (Newquay)-14.2; Plymouth-33.3

(All distances are approximate and in miles)

The Location

Set in the tranquil hamlet of Fenton Pitts, Lesquite Farm offers the rare balance of seclusion without isolation, surrounded by open countryside yet well placed for the best the area has to offer.

The magnificent Lanhydrock Estate lies less than two miles away, providing wonderful woodland walks, cycle trails, parkland and family days out, while Lanhydrock Golf Course is around two and a half miles distant with its exceptional parkland course. From the rear of the property there are fine views towards Helman Tor, a celebrated local landmark and nature-rich landscape. Families are particularly well served, with access to outdoor pursuits, beaches and moorland adventures within easy reach, alongside schooling, shopping and day-to-day amenities in nearby Bodmin and Lostwithiel.

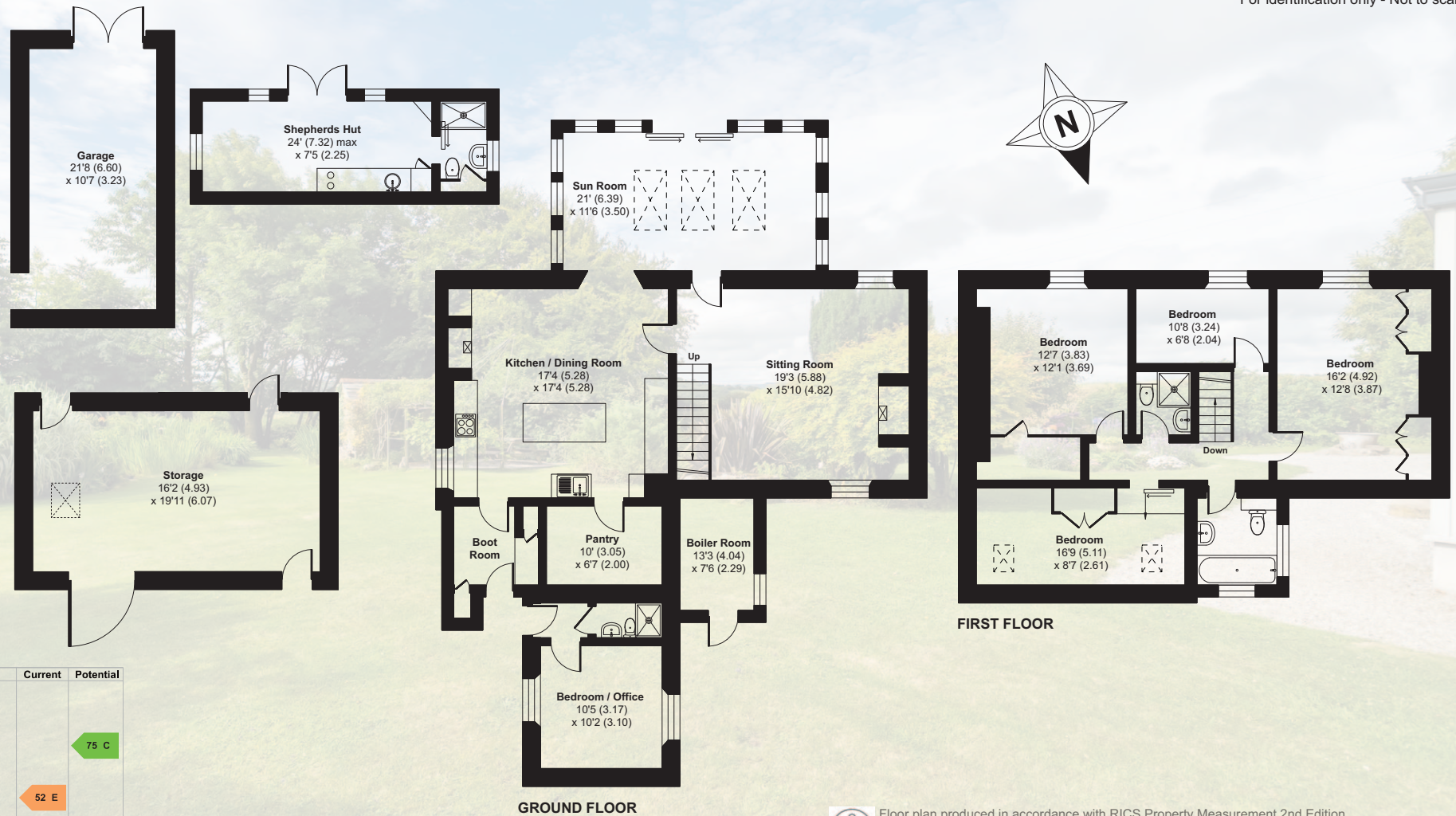
Communication links are excellent, with the A30 and A38 conveniently situated, and Bodmin Parkway Station offering direct services to London Paddington.

Lesquite Farm, Fenton Pitts, Bodmin, PL30 5HT

Main House = 1826 sq ft / 169.6 sq m

Total = 2578 sq ft / 239.5 sq m (includes garage & outbuildings)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nritchcom 2026. Produced for Shore Partnership Limited. REF: 1454598

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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The Property

- Handsome former farmhouse with a wealth of period features throughout
- Magnificent kitchen/dining room with large walk-in pantry
- Double aspect sitting room centred around an impressive granite fireplace with woodburner
- Double aspect, south-facing sun room with underfloor heating and wonderful views towards Helman Tor
- Ground floor bedroom/office providing a flexible guest suite with potential for annexe-style accommodation
- Four further bedrooms arranged over the first floor
- Family bathroom and additional shower room serving the first floor accommodation

The Gardens, Shepherd's Hut and Outbuildings

- Mature south facing garden with pond and vast array of shrubs and mature trees
- Charming orchard with a variety of fruit trees
- Shepherds Hut with outside deck, copper bath and views over Helman Tor
- Stone barn, ideal for further development, subject to the necessary consents
- Detached garage
- Private parking area
- Boiler room

What 3 Words

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Tenure, services and material information

Freehold. Oil fired central heating. Mains electricity. Mains water. Private drainage.

Council Tax: band E

Broadband: Full Fibre (source: <https://www.openreach.com/broadband-network/fibre-availability>)

Directions

Exit the A30 at Bodmin and turn onto the A38. Take the first right hand turn towards Lanhydrock and continue on this road, over the roundabout, for around two miles. Take the left-hand turn for Fenton Pitts and continue on this road for approximately a mile. The property is located on the right-hand side.





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