



Ross Parc

Little Downs, Cardinham, Bodmin, PL30 4EF

KIVELLS



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Guide Price £1,500,000

Exceptional luxury equestrian residence with Monarch stables and a 40m x 20m all-weather ménage

Approximately 6 acres of secure, beautifully manicured grounds including formal gardens, paddocks and private woodland

Recently renovated and substantially extended bungalow with a luxurious principal suite featuring a walk-in dressing room and ensuite bathroom

Secure automated solid oak entrance gates to both the front and rear of the estate



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Description

Occupying approximately 6 acres of beautifully maintained grounds, Ross Parc is an exceptional country residence offering an enviable lifestyle that combines luxurious living with outstanding equestrian facilities in a peaceful and private Cornish setting.

Approached via secure automated solid oak entrance gates to both the front and rear of the estate, the property immediately conveys a sense of exclusivity, privacy and prestige.

Accommodation

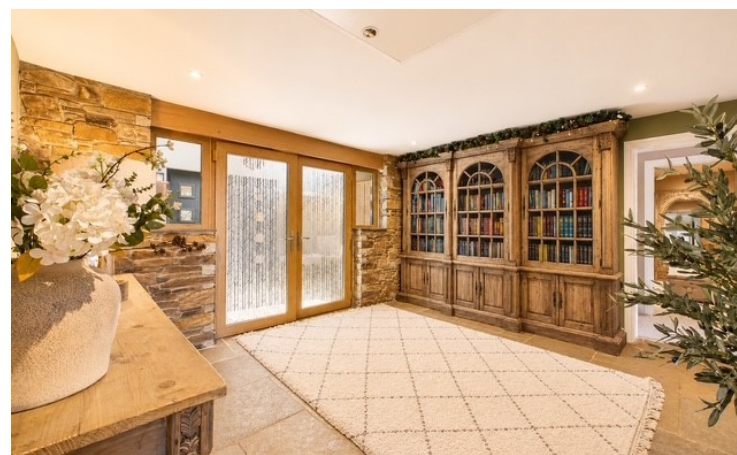
Thoughtfully renovated and substantially extended, the main residence is an impressive three-bedroom detached bungalow, beautifully blending contemporary luxury with traditional Cornish character through its oak-framed interiors and natural Cornish stone finishes.

At the heart of the home is the bespoke Weybridge kitchen and dining area, complete with a traditional range cooker, integrated appliances and generous space for entertaining. Sliding patio doors open directly onto the south-facing wraparound terrace, creating a seamless connection between the indoor and outdoor living spaces.

Each bedroom benefits from its own luxurious en-suite, with the magnificent principal suite featuring a bespoke walk-in dressing room and an impressive en-suite bathroom. Bi-fold doors open onto the sun terrace, enjoying delightful views across the landscaped gardens and surrounding countryside.

Externally, the bungalow has been finished with striking Western Red Cedar cladding, natural Cornish stone and high-quality new windows and doors throughout.

The property benefits from oil-fired central heating together with electric underfloor heating beneath the tiled floors, providing year-round comfort. Spacious reception rooms and beautifully proportioned bedrooms are flooded with natural light.



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Apartment

Perfectly positioned within the grounds and enjoying far-reaching countryside views, the detached one-bedroom apartment is situated above the Monarch stable block.

The apartment offers spacious and well-appointed accommodation comprising an open-plan kitchen, lounge and dining area with integrated appliances, together with a double bedroom and contemporary shower room. Ideal for guests, extended family or ancillary accommodation.

Equestrian Facilities

The outstanding Monarch stable complex has been thoughtfully designed for both practicality and horse welfare. It comprises two exceptionally generous loose boxes together with a dedicated tack room and feed room.

Each stable features Louvre ventilation windows with secure internal bar grilles, providing excellent year-round airflow. The stable block is equipped with heating, hot and cold water, and power.

The well-fenced paddocks are complete with automatic water troughs together with field and birthing shelters, each benefiting from canopies and concrete aprons.

A concrete pathway links the stable yard directly to every paddock and the 40m x 20m all-weather ménage, ensuring excellent accessibility throughout the year.

A substantial general-purpose barn provides excellent storage for machinery, equipment and hay.







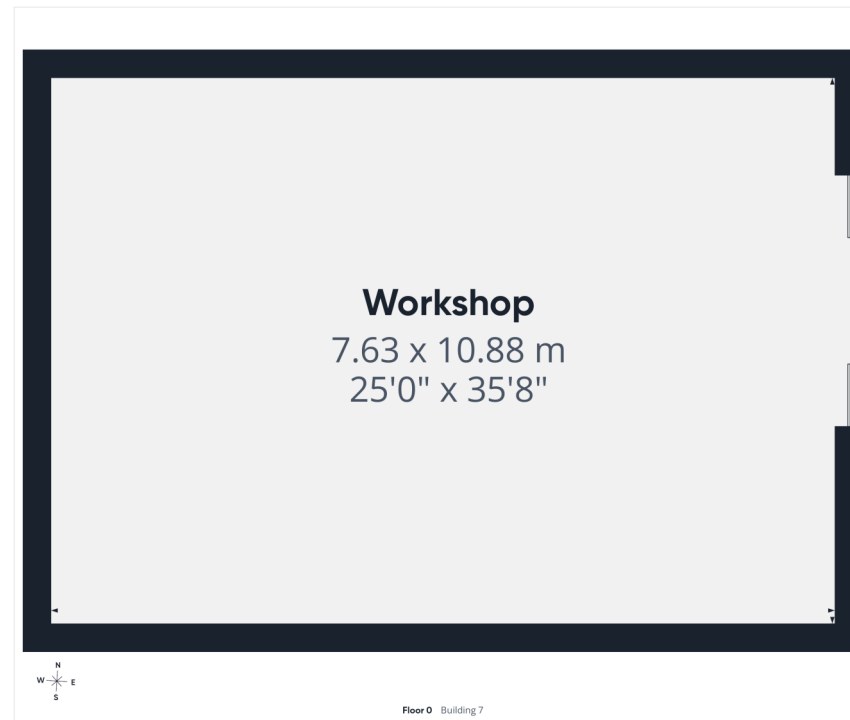
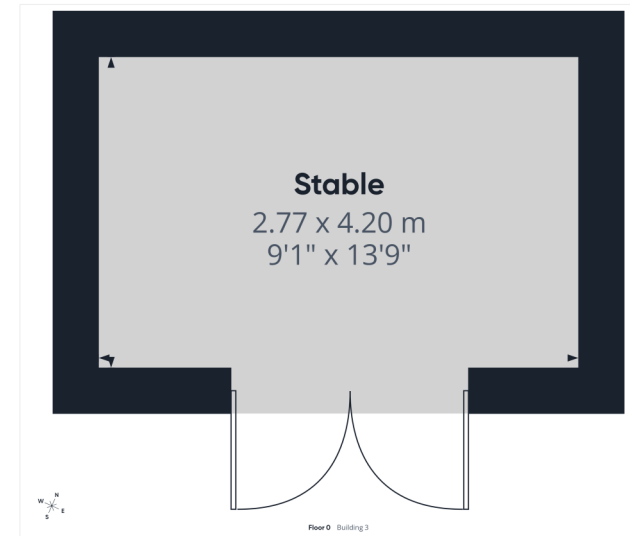
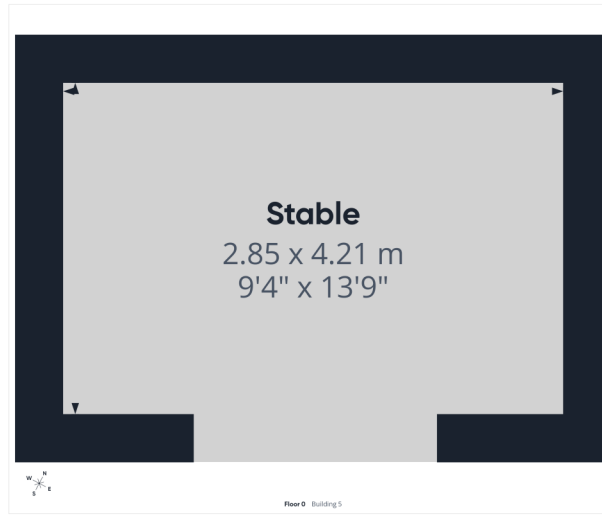
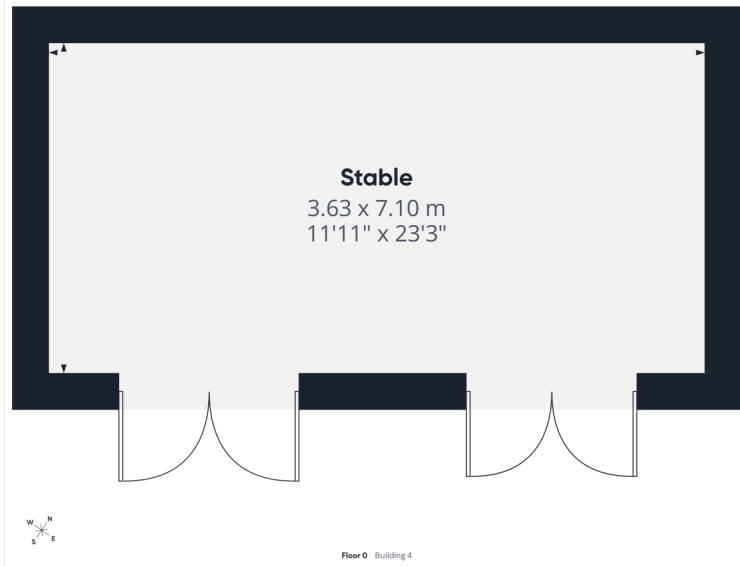
Floor 0 Building 1

**Approximate total area⁽¹⁾**207.1 m²2230 ft²**Balconies and terraces**79.6 m²857 ft²

(1) Excluding balconies and terraces

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

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Apartment

Approximate total area⁽¹⁾

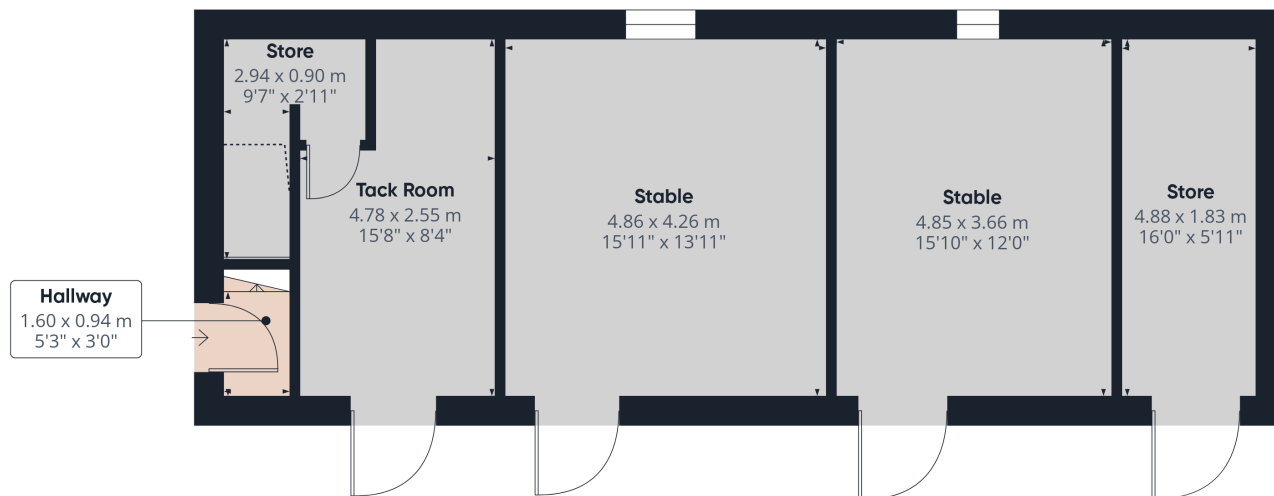
121.9 m²

1312 ft²

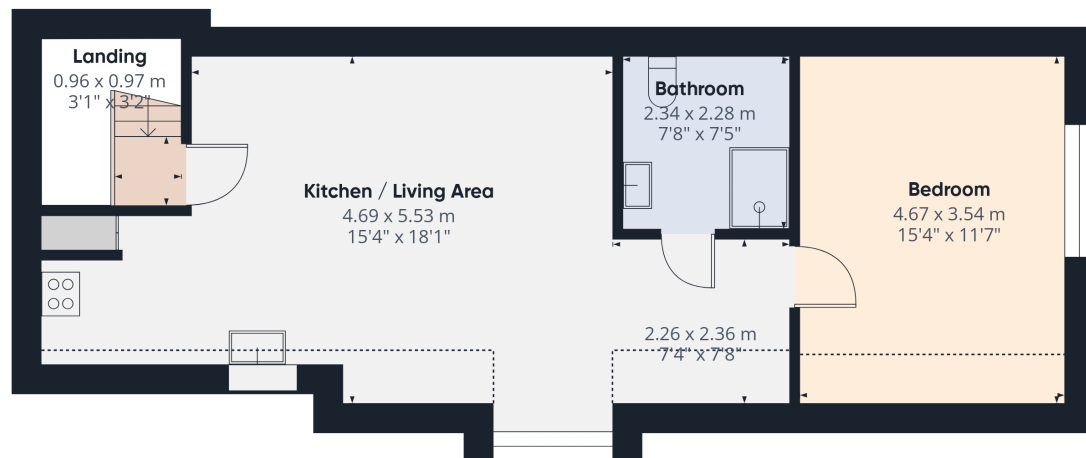
Reduced headroom

7 m²

76 ft²

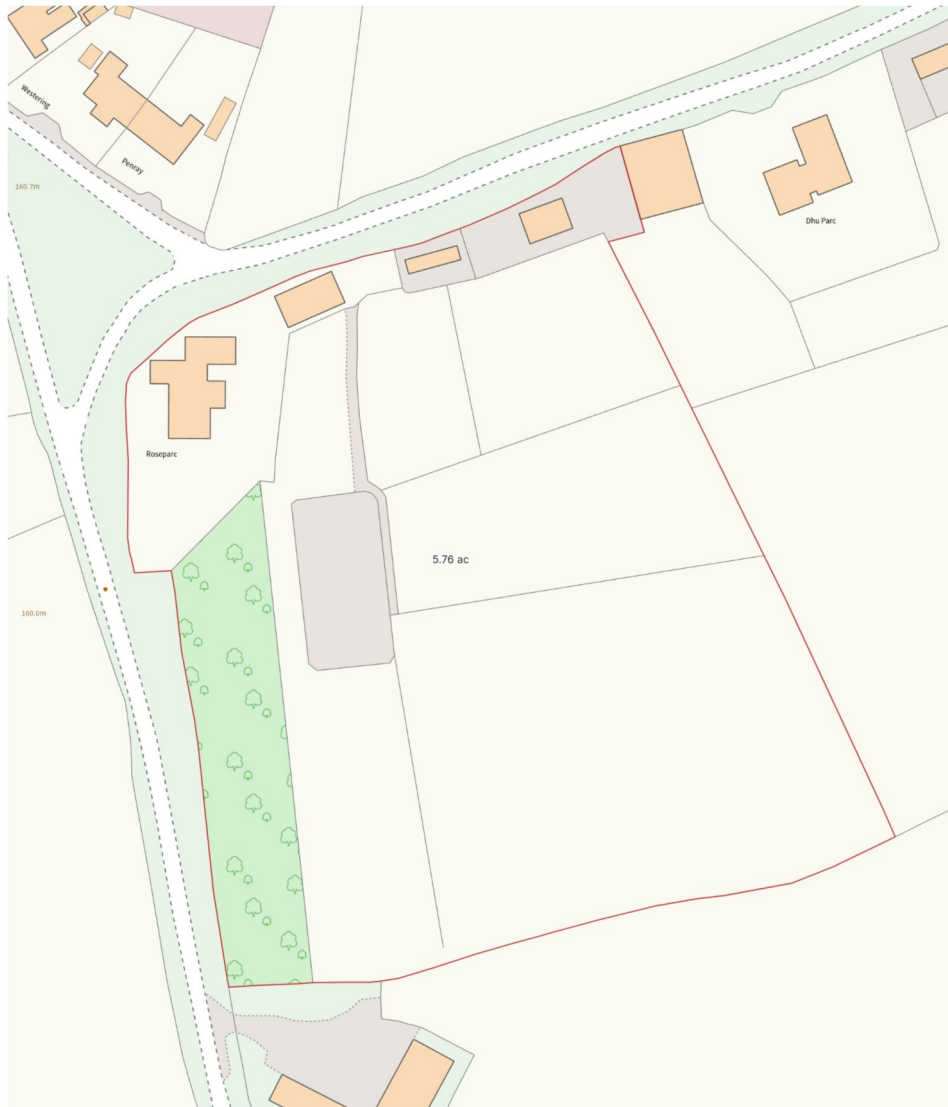


Floor 0 Building 2

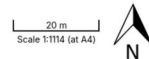


Floor 1 Building 2





Produced on Land App, Jul 9, 2026.
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Grounds

The grounds have been meticulously maintained to create an exceptional setting for both country living and equestrian pursuits. Beautiful formal gardens blend seamlessly into the surrounding paddocks and private woodland, providing an outstanding balance of lifestyle, privacy and functionality.

Surrounded by rolling Cornish countryside, yet conveniently located for Bodmin and the A30, Ross Parc is also within easy walking distance of extensive woodland and open moorland, offering exceptional hacking and riding opportunities directly from the property.

Ross Parc offers the perfect balance of rural tranquility and accessibility. Whether as a distinguished family home, an outstanding equestrian property or a luxurious lifestyle retreat, this remarkable estate presents a rare opportunity to acquire one of Cornwall's finest country homes.



Services

Mains water, electricity, oil fired central heating and private drainage.

- ⚡ EE Rating - E
 - £ Council Tax Band - C
 - /// Directions
- What3Words – mercy.friction.starfish

Viewings strictly by appointment only

Please ring **01579 345 543** 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.



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