

Rohrs & Rowe

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ROHRS & ROWE



Higher Lodge Washaway, Bodmin, Cornwall, PL30 3AF

Enjoying a most beautiful sylvan setting, a detached 4 bedroom former lodge house with no near neighbours and a separate 2 bedroom bungalow. In addition there are numerous excellent garages and outbuildings, set with 2.4 acres of magnificent mature gardens and grounds.

The property was originally built as a lodge house to the adjoining Colquite Estate. With only open countryside and Forestry Commission owned woodland for neighbours, the property is completely hidden from sight behind an attractive high walled boundary, with impressive wrought iron entrance gates providing access. This extensive property enjoys considerable privacy and perhaps far more overall than might be expected.

A sweeping driveway meanders its way through the picturesque grounds, leading to the large courtyard and the front of the house. Entered via second set of wrought iron gates, the large courtyard provides parking and turning for numerous cars, as well as access to the main triple garage.

The beautiful and mature gardens and grounds extend to circa 2.4 acres and have been a labour of love and cared for by various owners, over many years and today they provide the most beautiful surroundings and outlook to both the house and the entire property.

The house provides very spacious 4 bedroomed accommodation with 3 of the bedrooms being en-suite and there is a further shower room on the ground floor. There are 3 delightful reception rooms that includes a very spacious 23' x 21' Drawing Room, a 15' x 13' Dining Room and a 21' Snug. The Kitchen is open plan to a sizeable Breakfast Room and there are two further very good-sized conservatories. All the reception rooms and bedrooms enjoying fantastic and differing views over the grounds to open woodland and countryside beyond.



Attached to the triple garage, on the opposite side of the courtyard is a detached 2 bedroomed bungalow, that offers great potential for enlarging into the garages, subject to all requisite consents. This offers excellent potential for a two generation family. The current owners have used it as a holiday let for several years, creating a useful income. As well as the 3 garages, the building contains a large workshop and also a large office, providing the ability to work from home. Within various areas of the grounds are further extensive outbuildings that includes a second detached double garage, a converted detached Dove Cote into a useful stone studio with a third single garage within it. There is also a large linear building that provides a garden machinery store, greenhouse, second workshop and storage room.

The gardens and grounds comprise of several areas of lawns around the house with the more hidden and informal areas providing a more wooded feel, that includes numerous magnificent specimen trees. There are a wide variety of flowering shrubs and bushes contained within beautifully stocked beds and borders. They have clearly been planted with great care and and consideration as between them, they provide year round ocular to the gardens.

Location

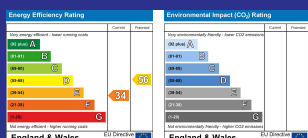
Higher Lodge is located in the picturesque rural setting of Washaway, renowned for being the home of the magnificent Pencarrow Estate, with its grand Georgian mansion at its heart. There are several delightful wooded areas within the Washaway area and numerous public footpaths that provide mile upon mile of interesting walks. Washaway is positioned near to the sought-after north Cornwall villages of St Mabyn and St Tudy that both provide excellent facilities such as shops, pubs, schools, cafe, churches and post offices. The nearby town of Wadebridge provides numerous excellent facilities that includes boutique shops, some excellent restaurants, secondary schooling and numerous leisure facilities.

There are also many beaches on the nearby north coast, providing excellent surfing opportunities or family days out. The south coast offers world class sailing opportunities at both Fowey and Falmouth, as well as many National Trust owned gardens.

The nearby Camel Trail provides a foot and cycle path that leads along the banks of the Camel River and Estuary to Padstow in one direction or to Bodmin and eventually Lanhydrock in the other. The picturesque fishing village of Padstow is renowned for its restaurants and fine dining, with Rick Stein's Seafood Restaurant being the most well known but other chefs such as the Michelin Starred Paul Ainsworth has multiple restaurants within the town. There are excellent championship golf courses available nearby at St Enodoc at Rock or Trevoise near

Padstow and on the other side of Bodmin is Lanhydrock Golf Club and Hotel.

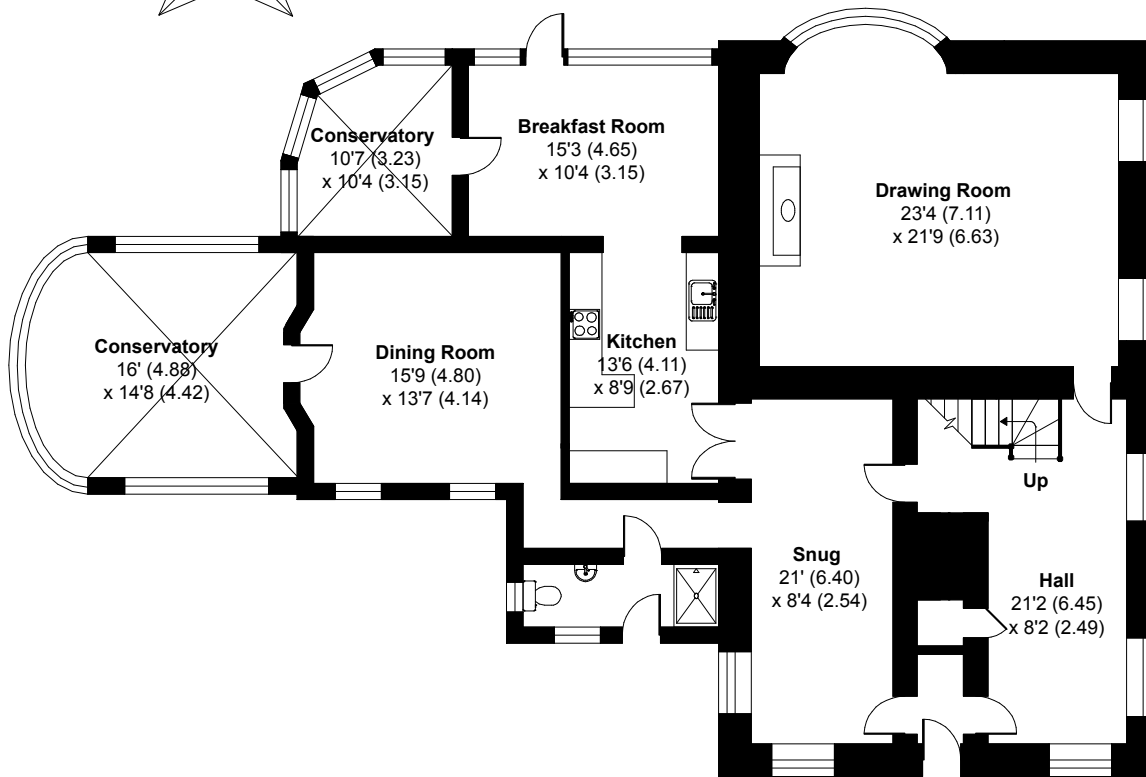
There is easy access to the A30 trunk road, that is a dual carriageway all the way to the M5 at Exeter, as well as providing access further west in the county. The Cornwall Airport at Newquay providing flights to a variety of UK destinations, including London and European destinations.



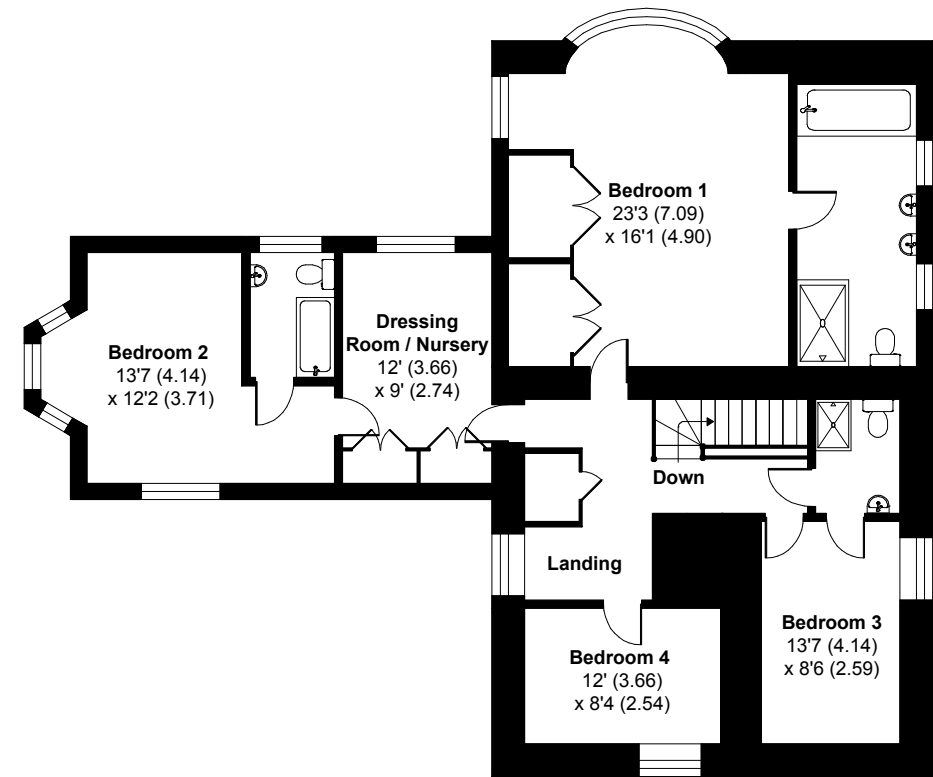
Higher Lodge, Washaway, Bodmin, PL30 3AF

Main House = 3392 sq ft / 315.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Higher Lodge, Washaway, Bodmin, PL30 3AF

Outbuildings & Garages = 3351 sq ft / 311.3 sq m

For identification only - Not to scale

