



Higher Carwen
Blisland, Bodmin

LODGE & THOMAS
ESTABLISHED 1892

Higher Carwen, Blisland, Bodmin PL30 4JJ

Guide Price - £625,000 Freehold

On the instructions of the Executors and for sale for the first time since 1956

- Traditional moorland farmhouse
- Surrounded by land on three sides
- Dilapidated stone outbuildings
- Adjacent to picturesque Bodmin Moor
- In all about 11.4 (4.6ha) acres

A traditional small farmstead located in the rural hamlet of Carwen on Bodmin Moor, comprising a detached southwest facing three bedroom farmhouse for renovation, dilapidated traditional stone outbuildings and about 11.4 (4.6ha) acres of land.

In a quiet unspoilt rural location designated an Area of Outstanding Natural Beauty (AONB), away from passing traffic, this unique property offers the opportunity to create a fantastic country home and use the land for ponies, horticulture, conservation or some other amenity use. This characterful farmhouse now requires renovation, and externally benefits from brick window reveals and lintels, rag slate roof with decorative ridge tiles and pair of brick chimney stacks.

From the entrance hall, doors lead to both ground floor reception rooms that are full of character features including beamed ceilings, handsome slate fireplaces, wood panelling and many slate flag floors. A modern extension to the rear provides fitted kitchen, family bathroom and rear porch. From the entrance hall, a traditional staircase rises to three first floor bedrooms, each having lovely views to the front.





Outside

Although overgrown, the enclosed front garden offers the opportunity to restore the former glory and create sheltered sitting out areas.

The Land

Surrounding the property on three sides and extending to about 11.4 acres (4.6ha), the relatively level and gently sloping land is currently laid to grass and divided into five enclosures by mature Cornish hedges complemented by an array of trees including beech, crab apple, sycamore and oak trees. From the Council lane a track leads up to the parking area adjacent to the house where a level 0.67 acre field is designated Common Right of Way (CRoW) access on foot only (shaded orange on the site plan). Lying about 50m southwest of the house are some dilapidated and overgrown stone outbuildings (one of which measures 26' x 12' internally) with separate road access that may have development potential subject to consents.

Additional land – An additional 7 acres with pond and pole barn adjoining the farm are available to purchase by separate negotiation (see separate listing).

Services: Mains Water and Electricity. Private Drainage. Night storage heaters. A well is located in the field just south of the farmhouse.

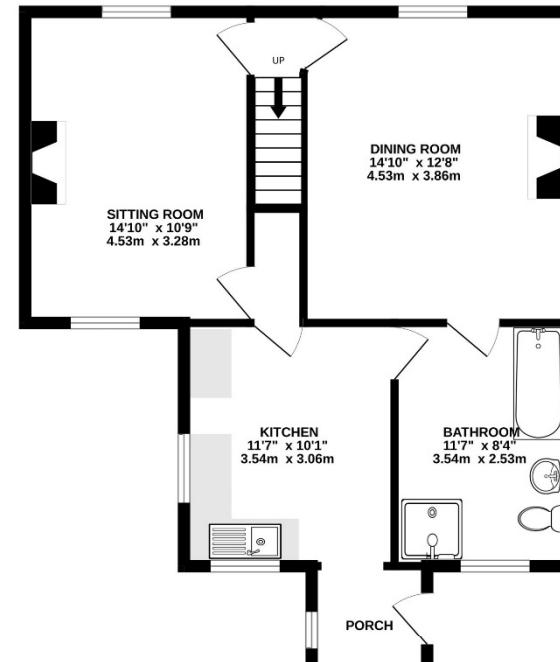
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. The area shaded orange on the opposite site plan is designated as CRoW access land. A Public Footpath also exists within this field.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The attached plan is not to scale and is for the purpose of identification only. Although believed to be correct the accuracy of the plan is in no way guaranteed nor does it form part of the Contract.

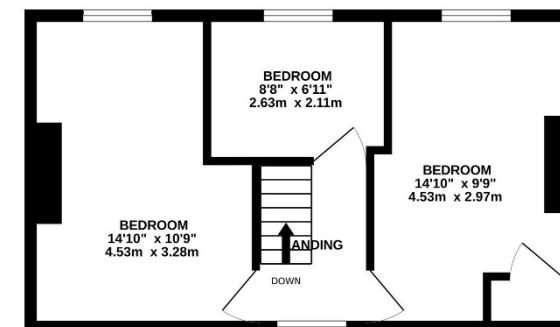
Agents Note: Bodmin Moor grazing rights included with the property.

Council Tax Band: E **EPC:** E

GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

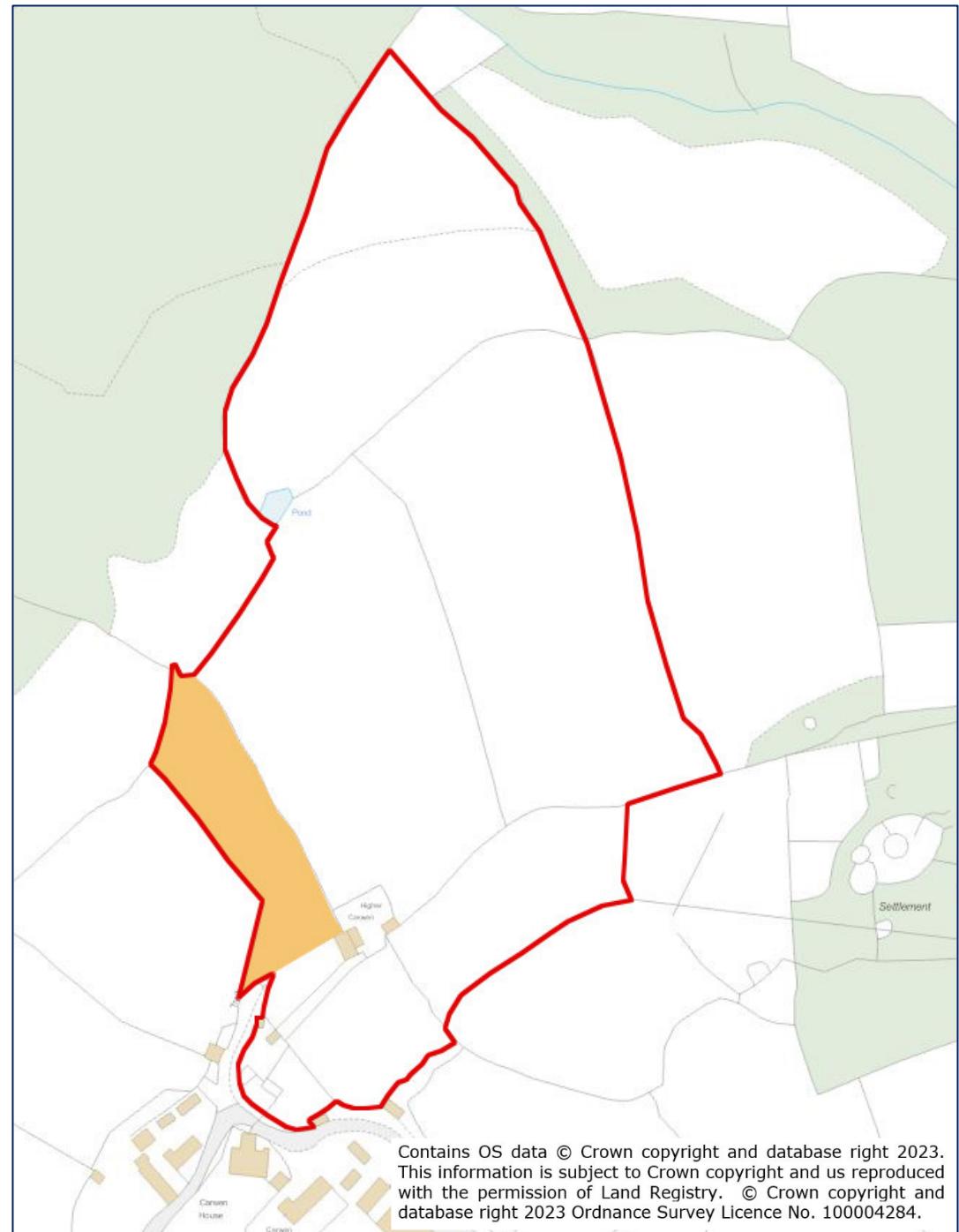
The property enjoys a most enviable location on the fringes the popular village of Blisland and the picturesque Bodmin Moor which provides some of the finest horse riding and walking in the British Isles. Blisland is a picturesque village set around the largest village green in Cornwall. The village pub is nationally renowned, and the beautiful church was one of John Betjeman's favourites. The village has a thriving community spirit with community shop and post office catering for day to day needs. The A30 trunk road is less than two miles from the property providing easy access to the cathedral cities of Truro and Exeter. Airports are located at Newquay and Exeter. A range of local shopping facilities can be found at the former market town of Bodmin with supermarkets and mainline Bodmin Parkway railway station serving London Paddington via Plymouth. to the River Camel. The picturesque North Cornish coast can be accessed ten miles away with its extensive sandy beaches and cliff top walks.

There is access to the bustling market town of Wadebridge just 10½ miles away with notable fifteenth century bridge across the River Camel which is worth a visit. Famous for its cycleway linking Rock and Padstow, with 18 miles of flat cycle track which runs parallel.

Viewings: Strictly by appointment with the selling agents, Lodge & Thomas, 58 Lemon Street, Truro, TR1 2PY. Tel: 01872 272722
Email: property@lodgeandthomas.co.uk

Directions From Bodmin head east onto the A30 in the direction of Launceston. After approx 2 miles take the slip road exit signposted for Blisland. Continue along this country lane for about a mile taking the next right signposted Waterloo. Continue through the village of Waterloo until you reach a T-Junction. Turn right here and then next left signposted Carwen. Continue onto the Moor taking the next right after the cattle grid into a cul de sac lane. The access track for Higher Carwen is straight ahead.

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