



**STAGS**

Bodiggo Farm

# Bodiggo Farm

Luxulyan, Bodmin, PL30 5DR

Luxulyan 1 mile Bodmin 7 miles South Coast 6 miles

- House and Flat
- Detached annexe
- Gardens
- Double Garage & Parking
- Paddock
- Stables, Tack Room
- Hay Barn
- Peaceful Rural Location

**Guide price £550,000**

## SITUATION

The property enjoys a peaceful location in a quiet farming hamlet a mile from the self-contained village of Luxulyan. The village itself has rail links to Par and Newquay, primary school, village post office/shop, public house and parish Church. The property is equal distance between Bodmin and St Austell with a wide range of amenities and facilities. The harbour town of Fowey is 8 miles and the quaint fishing village of Mevagissey is 12 miles, both situated on the south coast. Access to the A30 trunk road is accessed near Lanivet linking the Cathedral cities of Truro and Exeter. At Bodmin Parkway there is access to main line railway stations serving London Paddington.

## FEATURES OF THE PROPERTY

This substantial Edwardian property is currently divided into a family house and self-contained flat with the option of an income. In addition there is a detached one bedroom annexe, which has also provided an income. Across a quiet parish road lies a set of three stables, tack room, hay barn and enclosed pasture paddock. The accommodation is illustrated overleaf and comprises of a farmhouse, at present divided into a 2 bed letting flat and house (the house could be easily converted back into one large house), one bedroom detached annexe, double garage



Substantial Edwardian house with annexe, land and income potential





with ample parking, garden with potting shed and propagation shed. 1.54 acres of land in all.

### OUTSIDE

The property sits at the front of a generous plot with a double garage to one side, two patio seating areas ideal for alfresco dining. Across the lane is an enclosed pony paddock with stables, hayloft and tack room. The paddock extends in all to 1.06 acres and is well fenced and bounded.

### AGENTS NOTE

A very small area of the paddock, which is owned by the vendors and included in the sale, is currently used by the next door retired neighbours as a vegetable patch. This agreement only exists until the neighbours move or relinquish control voluntarily.

### SERVICES

Mains water and electricity. Private drainage. Heating provided by oil fired boiler with hot water plus a backup immersion and night storage heaters. Please note the agents have not inspected or tested these services.

### VIEWING

Strictly by prior appointment with the vendor's appointed agents, Stags.

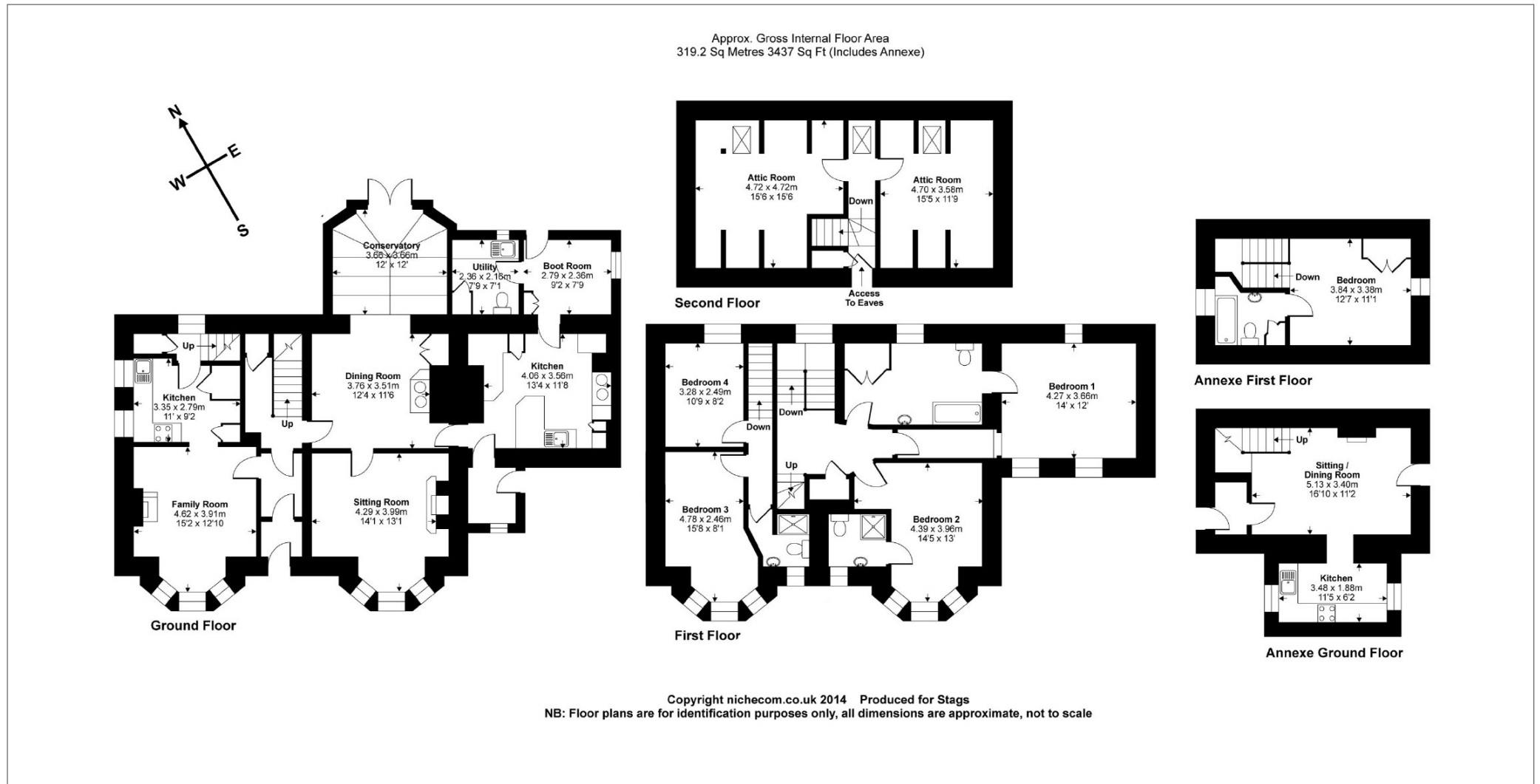
### DIRECTIONS

From Launceston head west on the A30. At Innis Downs slip road at the end of the Bodmin by-pass, take the A391 towards St Austell. Take first left and then the first right towards Luxulyan. Follow for 2.5 miles turn right at a sign for Bodiggo. Follow the road down and around left corner, Bodiggo is on the left hand side a little further down the lane after 2 more left bends. Map Reference: OS Landranger Sheet: 200/044:589. Do not follow sat nav.

### LOCAL AUTHORITY

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. Tel: 0300 1234 100.





These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
<small>Most energy efficient - lower running costs</small>			
92-100	A		
81-91	B		
69-80	C		75
55-68	D		
49-54	E		
45-48	F	31	
1-44	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales			EU Directive 2002/91/EC