



**STAGS**

Widewalls Farm



# Widewalls Farm

Advent, Camelford, PL32 9PY

Camelford (A39) 3 miles Wadebridge 11 miles Launceston (A30) 14 miles

- 3/4 Bedrooms
- Detached 2 Bedroom Cottage
- Detached Studio/Office
- Stable Block
- Range Of Outbuildings
- Static Caravan
- Pasture Paddocks
- 32.56 Acres In All

**Guide price £750,000**

## SITUATION

The property enjoys a stunning location on the fringe of Bodmin Moor enjoying utter peace and seclusion and yet only 3 miles from the former market town of Camelford, with doctors, dentist, veterinary surgeries, supermarket and places of worship. The picturesque town of Wadebridge is approximately 11 miles to the south with more comprehensive facilities. The former market town of Launceston is some 14 miles distance with 24-hour supermarket, fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. At Launceston there is access to the vital A30 trunk road which links the cathedral cities of Exeter and Truro.

At Exeter there is access to the M5 motorway network, main line railway station serving London Paddington and well respected international airport. For the equestrian enthusiast the property lies in the heart of Bodmin Moor with access to some of the finest riding out in the UK. In addition, there is the well-respected Tall Trees Equestrian Centre at Davidstow, some 3 miles distance with its regular equestrian events.

## FEATURES OF THE PROPERTY

The farmhouse is situated in a sheltered position and is Grade II Listed of stone construction beneath a slate tiled roof. The accommodation is illustrated on the floorplan overleaf and briefly comprises a kitchen/breakfast room, sitting room, rear lobby, shower room, boot room and bedroom 4/study to the ground floor. The first floor offers 3 bedrooms (master en-suite) and cloakroom.

## ROUGHTOR VIEW

In addition to the farmhouse, there is a detached stone and slate residential cottage providing supplemental income with kitchen/sitting room, bedroom and shower room.



Period Listed farmhouse in near perfect location with no near neighbours and stunning moorland views





## OUTSIDE

The property is approached over its own tarmac lane of some 0.2 miles in distance, flagged by attractive granite walls and opening to the tarmac yard providing parking for numerous vehicles and access to the wide range of useful outbuildings including:

STABLE BLOCK comprising four stables each 3.66m x 3.66m (12' x 12') with kick boards, power and light connected and water in close proximity. Adjoining the stable block is a WORKSHOP 5.94m x 4.27m (19'6" x 14') with concrete floor, power and light connected housing filtration and pump equipment for the private water supply. The most useful COVERED YARD 14.02m x 9.75m (46' x 32') with power and light connected and a FORMER BUTCHERS SHOP/MUSIC ROOM 6.02m x 4.5m (19'9" x 14'9") with power, light and water connected.

Access from the yard by its own steps descending to the former kennels which is currently a STUDIO/OFFICE 7.49m x 5.49m (24'7" x 18') with part exposed wooden tiled floor with a range of base and eye level storage units, oil fired Rayburn cooking range, shower room with a low flush W.C. Exposed ceiling beams and sliding patio doors to small concrete courtyard garden all enjoying views over the surrounding farmyard. Static four berth caravan.

## THE LAND

The land is contained within a ring fence with the homestead being centrally positioned. There are several grassy pasture paddocks surrounding the farmstead with Cornish stone walls that are also Grade II listed. There is a most useful field shelter, delightful orchard area and the opportunity of supporting a herd of young stock, flock of breeding sheep or young horses if so desired. The property extends in all to 32.56 acres or thereabouts.

## SERVICES

Mains electricity, pressurised water from private bore hole supply, private drainage. Telephone connected subjected to British Telecom regulations. Bulk oil fired central heating to farmhouse and external boiler to Roughton View. Please note the agents has not inspected or tested these services. The property is sold subject to all local authority charges.

## AGENT'S NOTE

Entitlements will be made available. The current years payment will be split pro-rata, depending on the completion date. The purchaser will take over the vendors cross compliance responsibilities.

## VIEWINGS

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

## DIRECTIONS

From Launceston take the A30 towards Bodmin and after approximately 3 miles, exit at Kennards House junction, signposted A395 North Cornwall. Continue on the A395 for approximately 10 miles to the T-junction at the A39, turn left signposted to Camelford/Wadebridge. After approximately 0.75 miles, turn left signposted towards Altarnun and Crowdy Reservoir. Take the first right signposted Crowdy Reservoir 1.25 miles. Pass Crowdy Reservoir on the left hand side and proceed to a staggered cross roads. Go over the crossroads signposted Advent Church. Follow the road over a bridge beside a ford through the hamlet of Watergate. Continue through Higher Town with its prominent chapel on the left hand side. After the next bend you will see the entrance to Widewalls Farm on the left hand side, identified by the for sale board. Map Reference: OS Landranger Sheet 200:118/808.





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



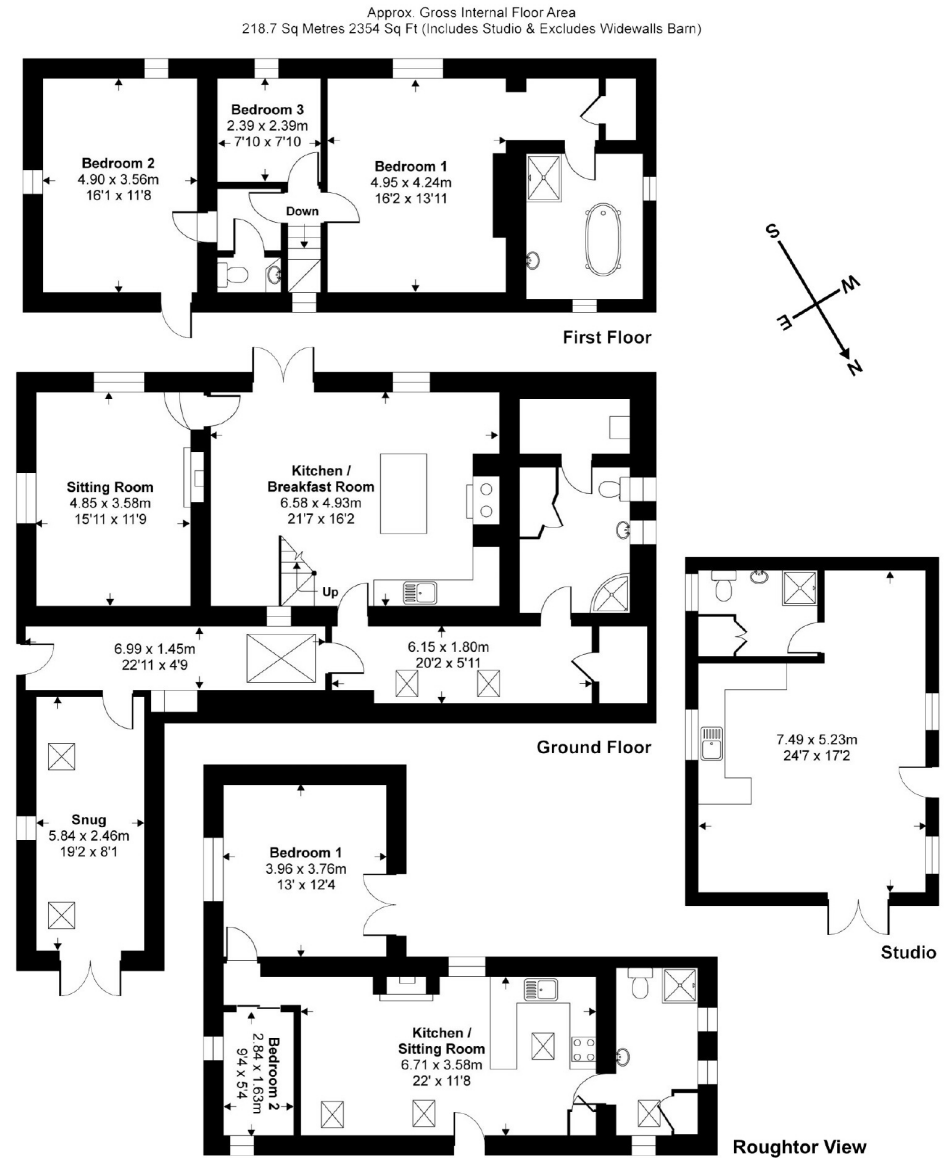
Stags

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		93
B		
C		
D		
E		
F	21	
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale