



STAGS

Quarry Park

Quarry Park

Waterlake, Lostwithiel, PL22 0LR

Lostwithiel 4.5 miles. Bodmin 4.5 miles

- No Onward Chain
- Idyllic Setting
- Five Reception Rooms
- Four Bedrooms
- Two Bathrooms
- Grounds Of Approx. 0.79 Acre
- Garage, Outbuildings And Parking
- Barn For Conversion (STC)

Guide price £645,000

SITUATION

Nestling in an idyllic rural position on the edge of The National Trust Lanhydrock House and grounds, Quarry Park is perfectly situated to explore the picturesque network of unspoilt riverside and woodland walks around Respryn and the River Fowey.

Restored in a high Victorian style and seat of the Agar-Robartes family, Lanhydrock House is accessible almost from the doorstep with the historic Respryn Bridge spanning the River Fowey around 300m distant.

Lying as it does almost equidistant between the south coast and the dramatic north coast, Quarry Park is also ideally positioned to access many renowned sandy beaches and historic coastal towns such as Padstow, Fowey, Charlestown and Port Isaac. The Camel Trail passes through Bodmin and follows the route of the old railway into Wadebridge and beyond to Padstow. To the east is Bodmin Moor, designated an Area of Outstanding Natural Beauty and a haven for walkers and nature lovers alike.

A pleasant walk known as "Station Walk" is accessed from the property leading to the mainline railway station at Bodmin Parkway that connects into London Paddington, Newquay



An exquisite country house in an idyllic setting bordered by a stream on the edge of Lanhydrock House and its grounds.





Airport on the north Cornish coast has a number of scheduled flights to both domestic and international destinations.

DESCRIPTION

Quarry Park is understood to have been constructed around the turn of the 18th Century as part of the Manor of Polscoe. In the same ownership for the last 30 years, it has been lovingly maintained and extended presenting to the market a spacious family home.

Surrounded by National Trust inalienable land, south facing and bordered by a trickling stream, this magnificent home boasts an eclectic mix of old and new. The accommodation has been thoughtfully and individually designed and appointed with an eye for detail and now offers immaculate living areas that perfectly blend wonderful character detailing with a contemporary finish. The property is arranged over two floors with a kitchen and walk in pantry, utility, library, snug, summer room and sitting/dining room on the ground floor. On the first floor are three bedrooms, a large family bathroom and guest suite accessed by a separate spiral staircase.

OUTSIDE

The property is accessed over a shared access lane that has a public footpath leading through into the driveway with a granite bridge leading to parking for several vehicles. A stream borders the magnificent gardens and grounds that extend to approximately 0.79 Acre. Within the gardens there are garages, workshops, a car port and a two storey stone barn ripe for conversion (subject to all the necessary consents). A gate in the garden gives access to the footpath leading directly to the railway station where the sleeper train stops.

SERVICES.

Mains water and electric. Private drainage. Oil fired central heating. Back boiler from wood burner also providing hot water and heating.

DIRECTIONS

Exit the A30T towards Lanhydrock. Take the right hand turning to Respryn. Pass over the bridge and take the turning into the lane immediately on the left hand side. Follow the lane to the end where the property will be evident.

VIEWINGS

Strictly by prior appointment with Stags Truro Office on 01872 264488.



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



Stags

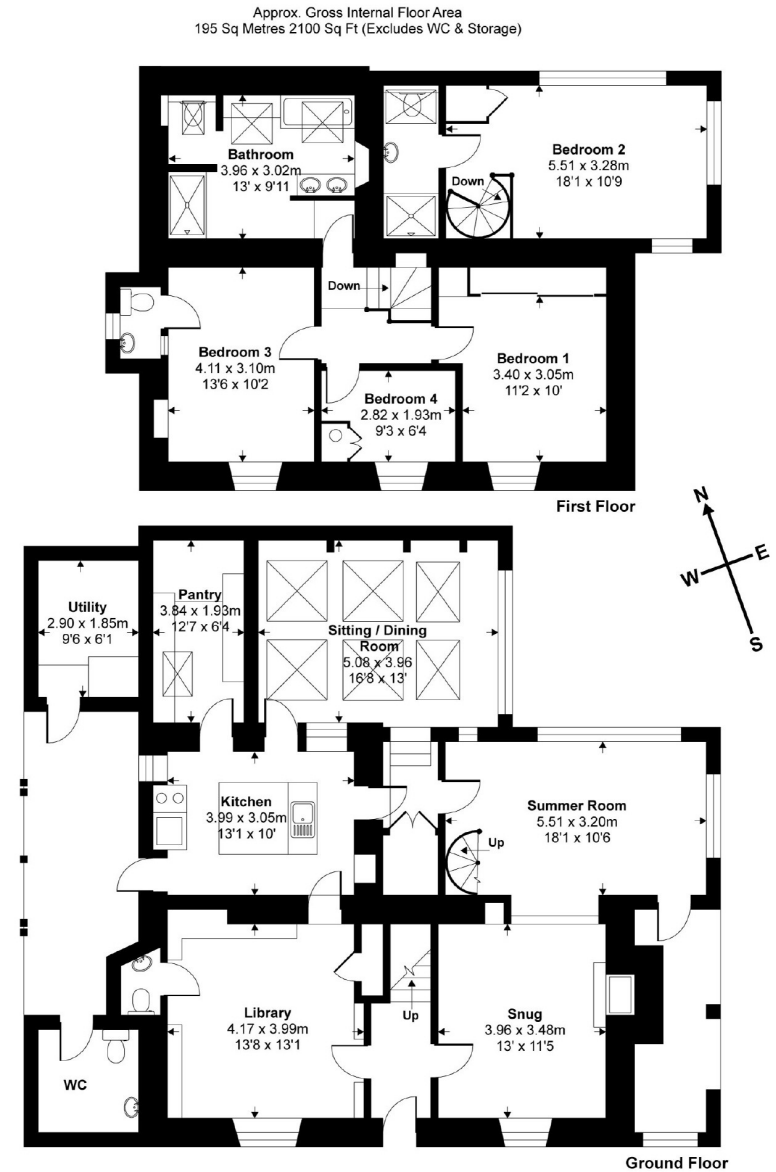
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Energy Efficiency Rating		Current	Potential
Very energy-efficient - lower running costs	A		
20-40%	B		
15-20%	C		
10-15%	D		
5-10%	E		
0-5%	F	31	
Not energy-efficient - higher running costs	G		
78			

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