



STAGS

Collamoor Head

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Otterham, Camelford, PL32 9SR

Widemouth Bay 6 miles Bude 8 miles Launceston (A30) 15 miles

- 3/4 Bedroom Farmhouse
- Grade II Listed
- 1 Bedroom Annexe
- Superb Floodlit Arena
- Stableyard with 10 Stables
- Gardens & Vegetable Garden
- Outbuildings
- 10.58 Acres In All

Guide price £475,000

SITUATION

This property is less than two miles from the small rural hamlet of Wainhouse Corner with its post office / general store, garage and well respected public house The Wainhouse Inn. More comprehensive shopping facilities can be found at either the coastal resort of Bude or the former market town of Launceston, known as the 'Gateway to Cornwall'.

FEATURES OF THE PROPERTY

This pretty, detached Grade II listed farmhouse enjoys a most convenient location, with excellent access along the whole stretch of the majestic North Cornish coast and situated to the north of Bodmin Moor which provides some of the best riding out in the South West. The residence will be found in excellent decorative order, having been the cherished home of the current vendors for the last 16 years with the added benefit of adjoining, self-contained annexe accommodation and a most impressive equestrian set-up with stables, manege, outbuildings and well fenced enclosures. The extensive accommodation is illustrated overleaf and briefly comprises entrance porch with door into entrance hall, kitchen / breakfast room with matching units, Belfast sink and gas hob. Dining room with oil fired Aga, slate flagstone floor and interconnecting door to annexe. Sitting room with woodburner, exposed ceiling beams and large stone chimney breast. Door into study/bedroom 4 with sliding patio doors to a most useful conservatory and bathroom. Three double bedrooms and upstairs bathroom with modern suite. The



Superb equestrian smallholding set within North Cornish coastal hinterland





annexe has an entrance porch, study/bedroom two, open plan living area incorporating a kitchenette with shower room and open tread stairs to bedroom one with sloping ceilings and exposed ceiling beams.

OUTSIDE

Accessed via a long tarmac driveway to parking area for several vehicles with DETACHED SINGLE GARAGE 5.33m x 2.84m (17'6" x 9'4") and further access to STABLE YARD comprising ten stables 3.35m x 3.35m (11' x 11'), seven being block built and three timber built. Foaling box 7.32m x 3.66m (24' x 12'), designated wash box with hot water shower and outside wash off area. Mains water drinkers and lighting to all stables and barns and external yard areas. All set around a most extensive concrete stable yard. There is a POLE BARN / lorry parking 27.43m x 6.71m max (90' x 22') (lorry barn), narrowing to 4.01m (13'2"). From the stable yard there is access to the most impressive flood lit manege 40m x 25m (131'3" x 82') with Springride rubber surface and drainage providing excellent facilities throughout the year. The land adjoins the property and is accessed by a most useful central track, to six equally sized paddocks with post and rail fencing and access to mains water fed troughs. In addition there is a secondary vehicular access to the property, which passes some additional pole barns (in need of repair). The gardens are laid mainly to lawn with well defined hedge and fence boundaries and to the rear of the stable yard is a most impressive vegetable garden and further small orchard area with soft fruit trees.

THE LAND EXTENDS IN ALL TO

10.585 acres or thereabouts.

SERVICES

Mains water, electricity, private drainage system, bulk LPG gas fired central heating, oil fired Aga provides hot water and the annexe has night storage heaters. Please note the agents have not inspected or tested these services.

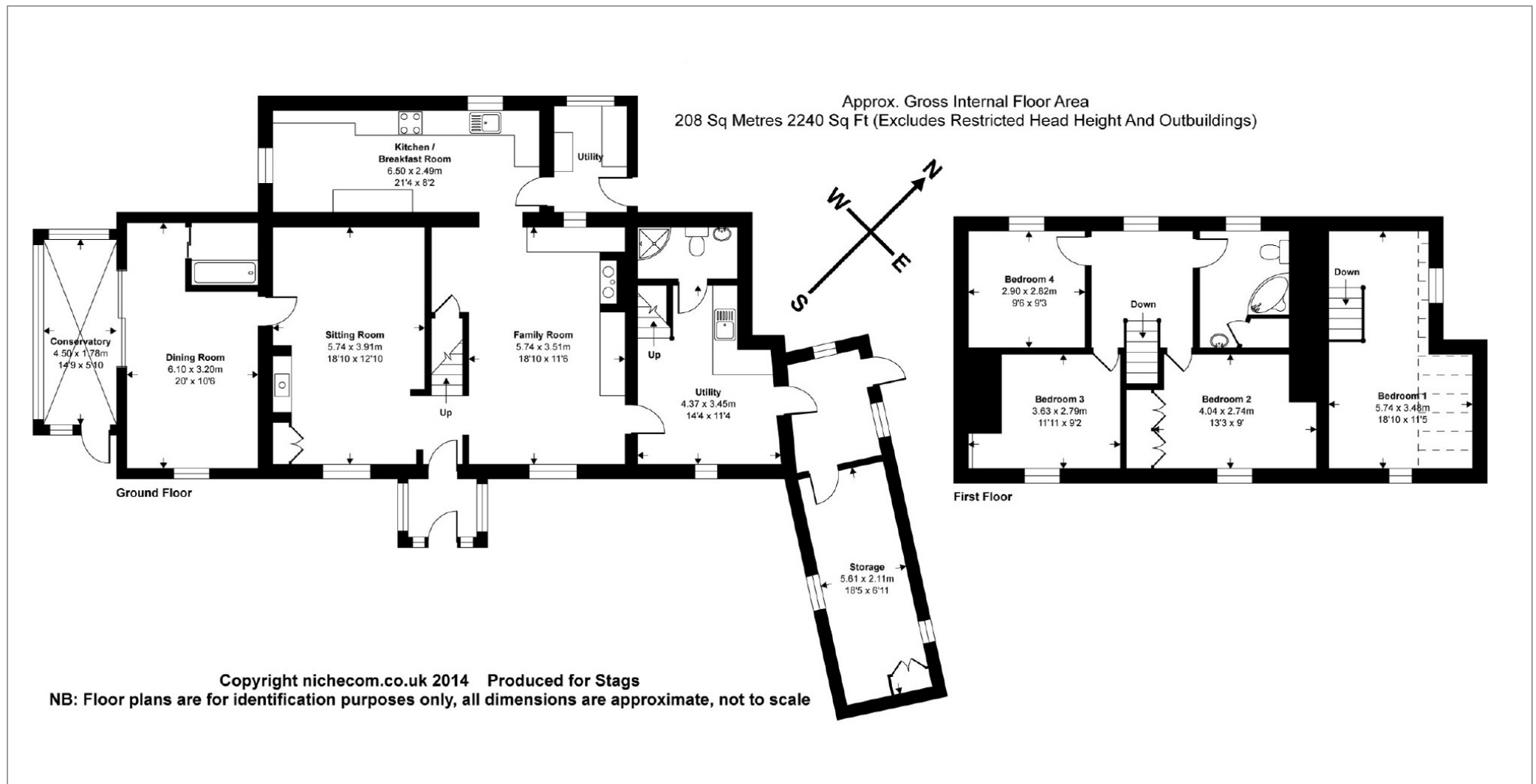
VIEWING

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

DIRECTIONS

From Bude, head south along the A39 for 7 miles towards Camelford/Wadebridge. On passing through the village of Wainhouse Corner, continue for 1.2 miles and take the right hand turning signposted Boscastle. The gated entrance to the property will be found on the left hand side, easily identified by the Stags for sale board. Map reference: OS Landranger sheet 190:174/934.





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



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