



Bodwen Barn

Bodwen Barn

Redmoor, Bodmin, Cornwall, PL30 5AT



Bodmin 5 miles

Lanlivery 1 mile

Lostwithiel 3 miles

An impressive 2,550 sq ft barn, buildings, grounds and two fields

- Architecturally Pleasing
- Galleried Dining Room
- Impressive Living Room
- Kitchen/Breakfast Room
- Utility Room
- Conservatory/Study
- 4 Bedrooms (1 En Suite)
- Bathroom
- Garaging/Workshop/Stabling/Outbuildings
- Total c.4.11 Acres (1.66 Has)

Guide price £650,000

SITUATION

Bodwen Barn is situated in a pleasant unspoilt rural position in an Area of Great Landscape Value about 3 miles from Lostwithiel, 5 miles from Lanhydrock and 4 miles from a junction onto the A30(T).

DESCRIPTION

Bodwen Barn lies at the end of a shared private driveway which is a no-through road. This impressive residence, with its glazed facade, stands in a south-facing position and offers a spacious and interesting converted barn extending to about 2,550 sq ft. It offers an individual feel with an Entrance Hall with Cloakroom off and opening to a Dining Room with wrap-around Library Gallery over and doors to outside seating areas.

The Kitchen/Breakfast Room boasts an extensive range of units with rolled worktops, an inset fan-assisted oven with separate oven and grill, 5-ring LPG hob with extractor hood, single drainer sink unit, space and plumbing for dishwasher. From the Breakfast Area there is a fine outlook. Off is a Utility Room with oil fired boiler set in a fireplace recess with granite lintel over, door to outside and plumbing for washing machine.

Also on the ground floor is an atmospheric Study/Sun Room with original Linhay granite pillar and anti-glare glazed roof and doors to outside. To the rear are 3 Bedrooms, one with high level mezzanine and door to storage space, and Bathroom.

On the first floor is an impressive Living Room with glazed facade, part glazed doors to Juliet balcony and an exposed granite elevation with wood-burner set in fireplace recess. A delightful room.

Off is a part glazed door to the Library Gallery with extensive bookshelving and windows with deep seats. Finally, there is a spacious Master Bedroom Suite with arched quarter-pane window, doors to

outside granite steps, built-in wardrobe and en suite Bathroom.

OUTBUILDINGS

1).Garaging/Stabling with Covered Log Store Area; Double Garage with wide vehicular door; Stabling/Garage; and Workshop (previously Tack Room) - overall c.640 sq ft.

2). Outbuilding including two stables/stores c.10'1 x 10'1 and 10'1 x 6'6 and open store c.10'1 x 8'.

3).Three-bay Open Fronted Barn c.25'6 x19'6.

GROUND AND PADDOCKS

To the front, either side of the entrance driveway, are level lawn gardens interspersed with shrubs and trees with at the southern end an area of deciduous woodland. Aluminium framed Greenhouse. The land comprises two pasture paddocks which are accessed via a pair of gates from the grounds.

VIEWING

Strictly by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From Bodmin take the B3268 towards Lostwithiel. Drive through Maudlin and towards the brow of the hill, turn right to Redmoor. At the crossroads, go straight over. Drive through Boslymon. Ignore the next turning to the left (unsignposted). At Redmoor, ignore the turning to the right, and after about a further 300 yards turn right (signposted Marshalls). Go over the small bridge and bear left (continue straight on). Stay on this lane and the entrance to Bodwen Barn will be seen on the right.

SERVICES

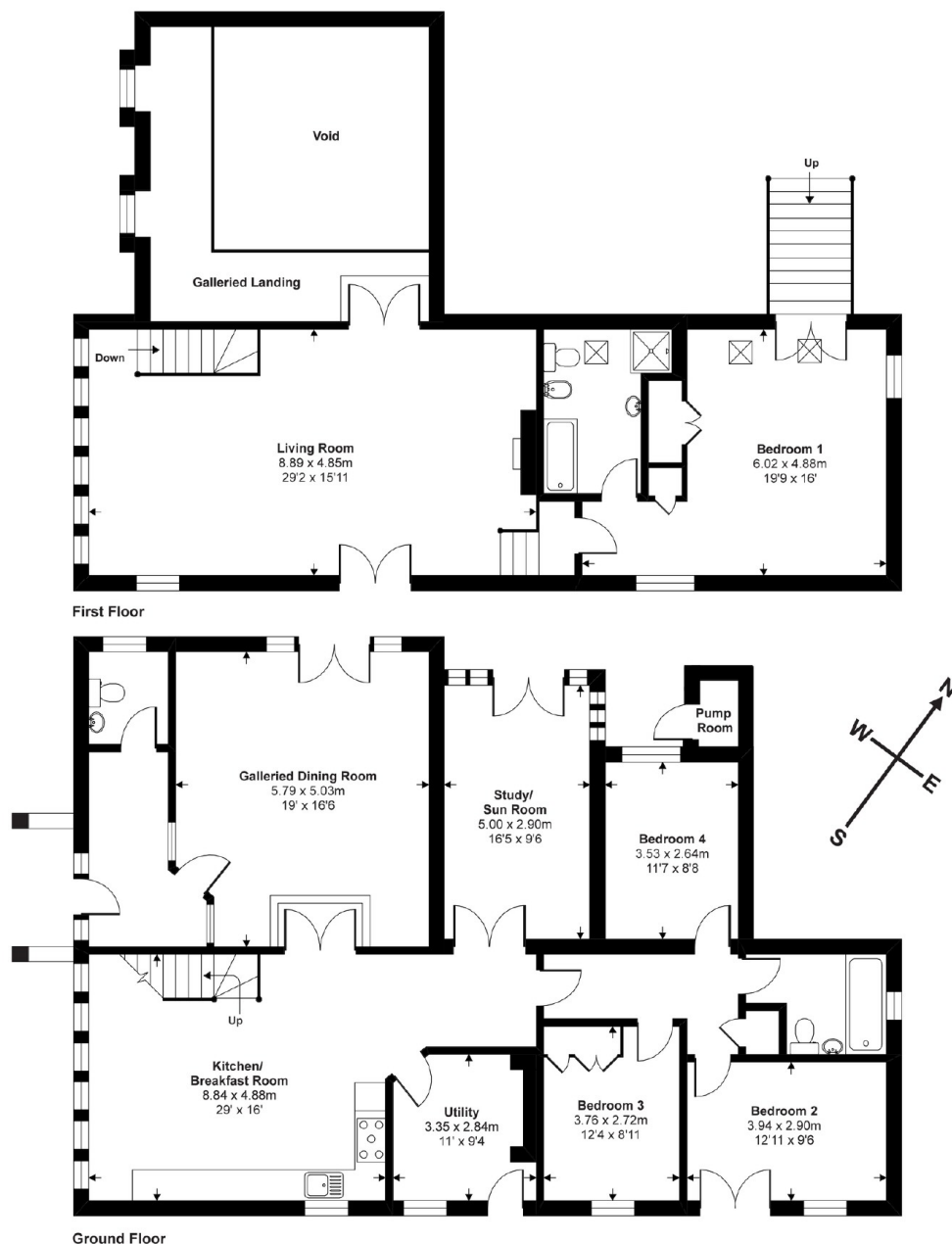
Private borehole water supply. Mains electricity connected. Private drainage. Oil-fired central heating system. Mainly double-glazed. TV & telephone points.



Bodwen Barn

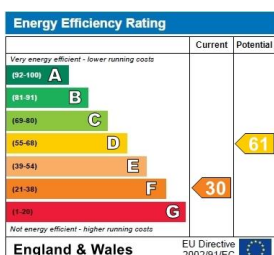
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Approx. Gross Internal Floor Area
237.7 Sq Metres 2559 Sq Ft (Excludes Void & Pump Room)



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

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



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