



Higher Way Farm

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Demelza, St Wenn, Bodmin, Cornwall, PL30 5PE



A30 2.8 miles
Wadebridge 5.8 miles
Bodmin 9.9 miles

Beautiful agriculturally tied small holding set within 20 acres of pasture and woodland

- Chalet Style Dwelling
- Range of Outbuildings
- Glasshouse & Polytunnel
- Private Setting
- No Near Neighbours
- Stunning Rural Views

Guide price £325,000

SITUATION

The property is located at the end of a long private drive close to the farming hamlet of Demelza. The estuary town of Wadebridge is 5.8 miles away and sits astride the River Camel offering a wide variety of shops and educational facilities. The town of Bodmin is 9.9 miles away with similar facilities and access to mainline rail services at Bodmin Parkway connecting to London Paddington via Plymouth, whilst Newquay airport provides both domestic and international flights. Access to the A30 is 2.8 miles away connecting the cathedral cities of Exeter and Truro.

DESCRIPTION

This wonderfully secluded and peaceful 20 acre small holding containing an area of SSSI woodland and special area of conservation. The accommodation comprises a wooden style chalet with an additional oak frame studio. The land, which has been organically managed for a number of years by the current owner, comprises three pasture fields, a wild flower meadow and woodlands under Farm Woodland Premium Schemes.

ACCOMMODATION

The property is clearly illustrated on the floorplan overleaf and briefly comprises; an entrance to a hallway with access to the main building. There is a kitchen with stainless steel sink, solid fuel range and Calor gas cooker. There is a study, a separate bathroom with bath and sink, a separate WC and a sleeping area. In addition to this there is a studio building measuring approximately 11' x 10' constructed with an oak frame and a slate tiled roof looking out across a beautiful pond from a decked platform.

OUTSIDE

There are a range of open sided barns and stables and access to three organically managed pasture fields and a flower meadow. At the bottom of the flower meadow there is a productive vegetable patch and polytunnel. In addition there is a large glasshouse, beautiful wildlife pond and an apple orchard.

SERVICES

Private water, private drainage, mains electricity. There is also an array of solar panels providing a FIT tariff. Please note the agents have not inspected or tested these services.

AGENTS NOTE

The property is subject to the following agricultural tie; the occupation of the mobile home/chalet shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or forestry, or a widow or widower of such person, and to any residents dependents.

DIRECTIONS

From the A39 at Winnards Perch turn onto the B3274 heading towards St Austell, turn off at the signpost for St Wenn. Continue along that road passing the turning to St Wenn on the left hand side and take the second right hand turning to Demelza. Continue through the hamlet where the entrance to the lane is located on the right hand side.

VIEWINGS

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

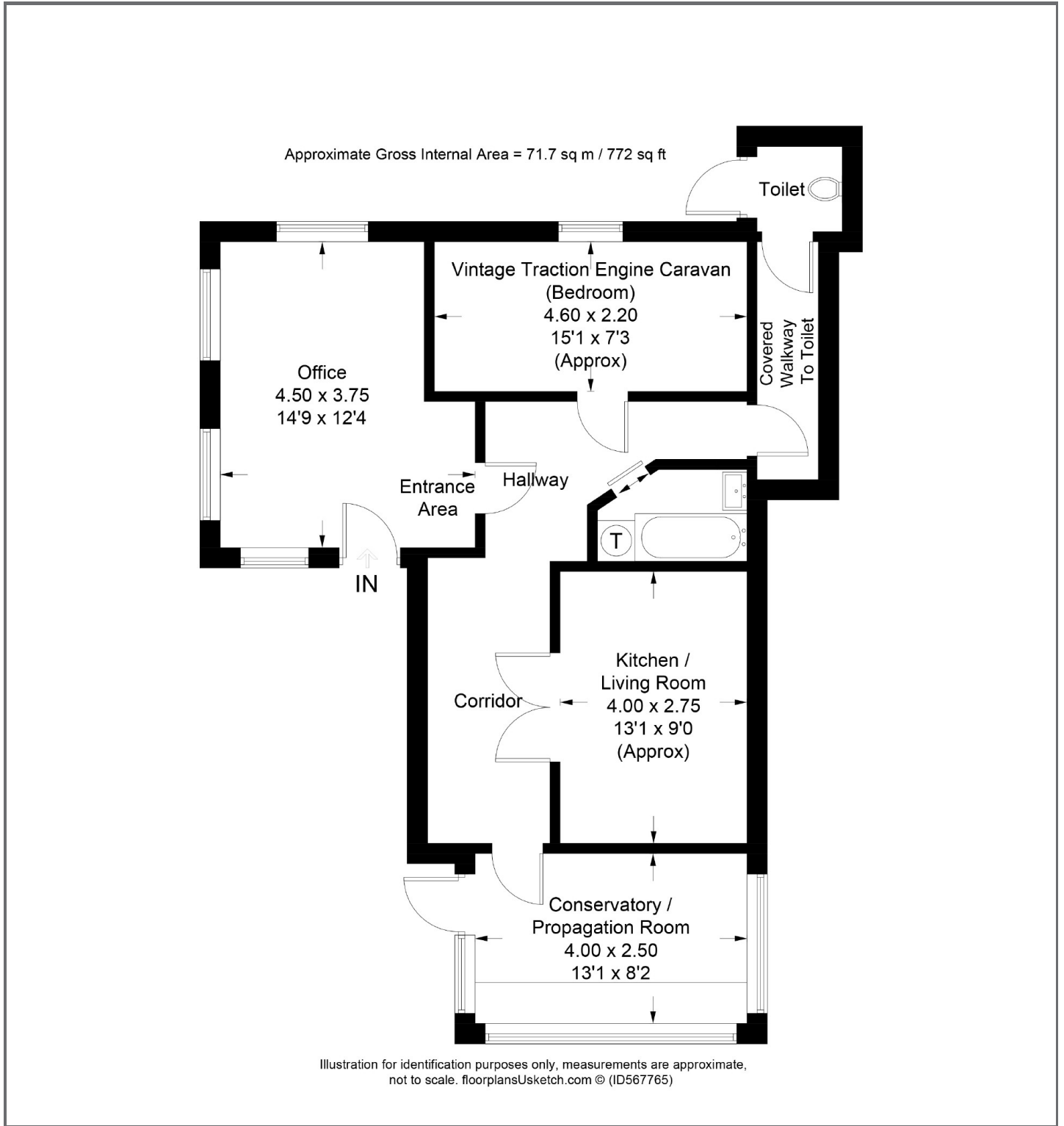
LOCAL AUTHORITY

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

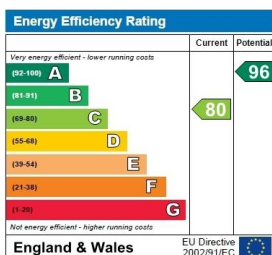


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These particulars are a guide only and should not be relied upon for any purpose.



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