



Moor View



Moor View

Inches, Bodmin, Cornwall, PL30 5LR

A30(T) 1.5 miles Wadebridge 7 miles Truro 19 miles

A delightful and diverse quality country holding – a lifestyle change opportunity

- Attractive 5 Bedroom Country House
- Well-presented
- Versatile Accommodation
- Gardens
- Various Outbuildings/Stabling
- Detached Office/Studio
- Garage with Office Over
- 4 Adjoining Good Pasture Fields
- Fine Position
- Total c.10.90 Acres (4.41 Hectares)

Guide Price £775,000

SITUATION

Moor View is ideally situated in the hamlet of Inches about 1.5 miles from a junction to the A30(T). The nearest village is Lanivet about 2 miles away, which includes a church, primary school, local shop, public house and fish and chip shop. The town of Bodmin is about 6 miles and the city of Truro is about 19 miles to the south-west, being the commercial and retail centre of Cornwall. There is a station on the London Paddington line at Bodmin Parkway.

THE COUNTRY HOUSE

Moor View House stands in a south-facing position overlooking a front low maintenance garden and which offers appealing, versatile and well-presented accommodation which nicely blends the original character of the house with modern day living.

On the ground floor is a small Hall with stairs off to first floor and door to the left to a Sitting Room with wood-burner set in stone fireplace with hearth and adjacent a Family Room/Study with inset wood-burner and slate hearth. The Family Room/Study opens to a Utility Room with stainless steel single drainer sink unit, plumbing for washing machine, pair of built-in storage cupboards and small paned door to outside.

Off the Hall is a Living Room with attractive stone fireplace with arched beam over and modern wood-burner set in the recess and small door to under-stairs Cupboard and opening to the Kitchen. The Kitchen presents a matching range of base and eye level units with polished granite worktop surfaces, stainless steel sink unit, central island unit with AEG inset microwave, AEG fan-assisted oven and separate oven and grill with 5 LPG gas rings over, recessed cupboards/larder, recess for American style refrigerator/freezer and integral dishwasher. Adjacent is a downstairs Bathroom with white suite comprising panelled bath, close coupled wc and contemporary washbasin. Off the kitchen is a pleasant vaulted Garden Room with triple aspect, French doors to the garden and side door.



There are two staircases leading to the first floor where there are 5 good Bedrooms with built in wardrobes, two with en suite wcs, and bathroom with panelled bath with shower over, contemporary glazed washbasin and close coupled wc.

NB: It is considered that the Family Room/Study, Utility Room, small Landing and two Bedrooms and Bathroom over, could be divided and treated separately as a self-contained Annexe - subject to all necessary consents and approvals.

THE GARDENS

Immediately to the front of Moor View is a stone chipped and paved low maintenance garden with Cornish hedge and shrub borders and to the rear a more extensive family garden with stone chipped tiered seating areas, extensive lawn with mature hedge and tree standard borders. Within the garden is a Hot Tub, Tree House and raised Barbeque Area with timber balustrade and roof with weather vane.

THE OUTBUILDING

Adjacent to the house is a stone and part rendered traditional Outbuilding comprising Store Room about 5' x 3'6; Workshop about 14'10 x 6'9 with work bench, power and electricity and Boiler Room about 7'5 x 6'5 with Grant oil-fired boiler, hot water cylinder and plumbing for washing machine. Timber Dog Kennel/Log Store Lean-To on the rear.

THE DETACHED DOUBLE GARAGE/OFFICE

A detached double Garage with concrete base, roller door, Sabre wall mounted LPG boiler for central heating and Office over with Ethernet connection to the house.

THE BARN

A block building with two stables/pens about 10'10 x 9'3, 10'10 x 9' used for poultry and a pony stable, and adjacent part timber Tack Room about 10'8 x 7'10 used for poultry currently.

THE STABLE/GYM/GENERAL PURPOSE BARN

Principally of timber and metal clad construction with concrete base, a five-bay Building divided into a pair of open fronted stables each about 17'6 x 9'3; a Gym about 17' x 10 (all equipment included, except the treadmill); Hay Store about 17' x 9'3 and Horse Box Garage about 17' x 9'8 plus outside overhang.

THE OFFICE/STUDIO

At the rear grass yard area is a detached Office/Studio, which in recent years has been used as ancillary/holiday letting accommodation, with an open plan Office/Studio with vaulted ceiling and Kitchenette, Room and Shower Room.

THE LAND

The land adjoins to the east and north and comprises four well-presented and hedged pasture fields. In the northern most field is a useful Field Shelter, where there is lane frontage.

VIEWING

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

DIRECTIONS

Travelling east or westbound on the A30(T) exit at the Victoria Interchange and take the road towards Ruthembridge. After a short distance, turn left towards Ruthembridge and then right towards Withiel and Ruthembridge. Drive for nearly a mile and at the crossroads, turn right towards Ruthembridge. Moor View will be seen on the left-hand side after about 200 yards where there are wrought iron gates.

SERVICES

Private bore hole serving the House, Office/Studio, various buildings and the land. Mains electricity. Private drainage. Oil-fired central heating to the house - recently upgraded. LPG central heating to the Office/Studio, the double Garage and Office over.



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



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2989 sq ft / 278 sq m (includes garage & annex)
 Limited Use Area(s) = 125 sq ft / 12 sq m
 Outbuildings = 1423 sq ft / 132 sq m
 Total = 4537 sq ft / 422 sq m
 For identification only - Not to scale

Denotes restricted head height

Office / Studio

Garage First Floor

Garage Ground Floor

First Floor

Ground Floor

Barn

Stables / Gym / General Purpose Barn

Outbuilding

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlxhocom 2020. Produced for Stags. REF: 669439



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