

KIVELLS

Nan-Chy

St. Teath, Bodmin, Cornwall, PL30 3JE





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Guide Price: £695,000

Three bedroom former mill full of character

Around 4 acres of gardens, paddock and woodland

Private river frontage and peaceful countryside setting

Swimming pool, hot tub and superb entertaining space

Large workshop, outbuildings and extensive parking

Exceptional privacy with no close neighbours

Owned solar panels and solar pool heating EPC Rating - F



Situation

St. Teath

The property enjoys a highly convenient rural position near St Teath, combining privacy and countryside surroundings with good access to the wider North Cornwall area.

The nearby village of St Teath offers everyday amenities while the larger towns of Camelford and Wadebridge are both within easy reach, providing a wider range of shops, schools and services. The A39 provides straightforward access north towards Bude and south towards Wadebridge and beyond.

The location also provides good access to the dramatic North Cornwall coastline and the numerous beaches, coastal walks and villages for which the area is renowned

Despite its accessible position, the property feels wonderfully private, with no close neighbours and grounds extending down towards woodland and river frontage, creating a genuine sense of peace and seclusion.



Description

This distinctive three bedroom detached former mill offers an increasingly rare combination of character, privacy and lifestyle, set within approximately four acres of gardens, paddock and private woodland with river frontage. Originally a watermill the property retains plenty of individual charm, with exposed stonework, feature beams and impressive inglenook fireplaces creating a warm and characterful feel throughout. The accommodation is generous and versatile, with a spacious kitchen and dining area, comfortable reception rooms and a large garden room providing excellent space for both everyday living and entertaining. Outside, the setting is a major part of the appeal. The property is approached through large double gates onto an extensive circular driveway with ample parking and a central lawn and pond. With no close neighbours and mature grounds surrounding the house, there is an excellent sense of privacy and seclusion. The gardens have been designed with entertaining and outdoor living in mind, with a swimming pool, hot tub and sheltered seating areas, while the grounds extend beyond into paddock and woodland. A further lawn leads down towards the valley and private river frontage, creating a particularly attractive and peaceful area of the property. The river and woodland provide a wonderful natural environment, with opportunities for private walks and fishing and an abundance of local wildlife. Part of the woodland is understood to be designated as a Site of Special Scientific Interest. There is also an excellent range of practical space, including substantial workshop and storage buildings, additional gated access and plenty of room for vehicles, hobbies or further uses subject to any necessary consents. There is direct access from the courtyard into the adjoining field, making the land particularly accessible and versatile.



Accommodation

The Room Guide

GARDEN ROOM:

Wrap around uPVC double glazing to both the rear and side. Directional spotlighting, ceramic wood effect tiled flooring, electric consumer unit and meter. Doors to the side and front with additional doors leading into internal hallway, sitting room, kitchen and lounge.



ENTRANCE HALL:

Stairs rising to first floor. Fully carpeted throughout. Door to:-

SITTING ROOM:

uPVC double glazed window to the side and uPVC full length double glazed French doors leading to the garden room. Exposed stone walls, feature beam ceiling and timber clad stairwell with space under for T.V. point. Feature log burning stove on slate hearth with timber mantel over, down lighters, central heating radiator and fully carpeted.



LOUNGE:

Sliding uPVC full length glazed patio doors leading into the garden room. Focal point inglenook fireplace with cloam oven to the side and inset multi fuel stove on slate hearth with timber mantel over. Fitted carpet, feature beam to ceiling with down lighters. Archway on either side of the fireplace through to:-

KITCHEN:

Dual aspect with uPVC double glazed windows to the side and to the conservatory. Excellent wall and base units with granite work surface over and tiled splash backing, inset sink and drainer unit with mixer tap, space and plumbing for washing machine, Heritage oil fired stove also serving the domestic hot water and central heating. Inset electric hob with extractor hood over and integrated Neff oven and microwave above. Built-in fridge / freezer in addition to further counter space, feature beamed ceiling with directional spotlighting. Wood effect vinyl flooring throughout. Open archway through to:-



Accommodation

The Room Guide

DINING AREA

uPVC double glazed window to the rear and two full length uPVC double glazed doors to the front and side. Central heating radiator, T.V. point and space for dining furniture.



FIRST FLOOR LANDING:

Timber clad stairwell lead from the internal hall with uPVC double glazed window to the side. Exposed trusses, central heating radiator, fully carpeted. Loft access. Doors to all principal rooms.

BEDROOM TWO:

A dual aspect good sized double bedroom with uPVC double glazed windows to both the rear and side. Central heating radiator, exposed trusses, fitted carpet, wall and ceiling lighting, timber clad feature wall and loft access. Built-in storage cupboard and space for bedroom furniture.



BEDROOM THREE:

A further double bedroom with uPVC double glazed window to the front. Ceiling and wall lighting, built-in storage cupboard, timber clad feature wall, exposed trusses and central heating radiator. Space for bedroom furniture.

FAMILY BATHROOM:

Two uPVC double glazed windows to the side with obscure glass and fitted blinds. Panel enclosed bath, close coupled W.C. and fitted cupboards with roll top work surface having inset hand wash basin with cupboards for storage beneath. Large illuminated mirror, two central heating towel rails, recessed spotlighting, tiling floor to ceiling and fitted carpet. Airing cupboard with factory lagged hot water cylinder and shelving.



Accommodation

The Room Guide

BEDROOM ONE:

A good sized double bedroom away from the other accommodation with uPVC double glazed window to the front. Central heating radiator, built-in storage cupboard, T.V. point, fitted carpet, ceiling and wall lights. Space for bedroom furniture.

CONSERVATORY:

An excellent entertaining space with uPVC double glazed sliding doors to the front. Wrap around three sided glazing with wood effect laminate flooring throughout. Timber clad walls, central heating radiator and an eight person "Balboa" hot tub with heating, jets and lighting, included within the sale.

SEPARATE W.C.:

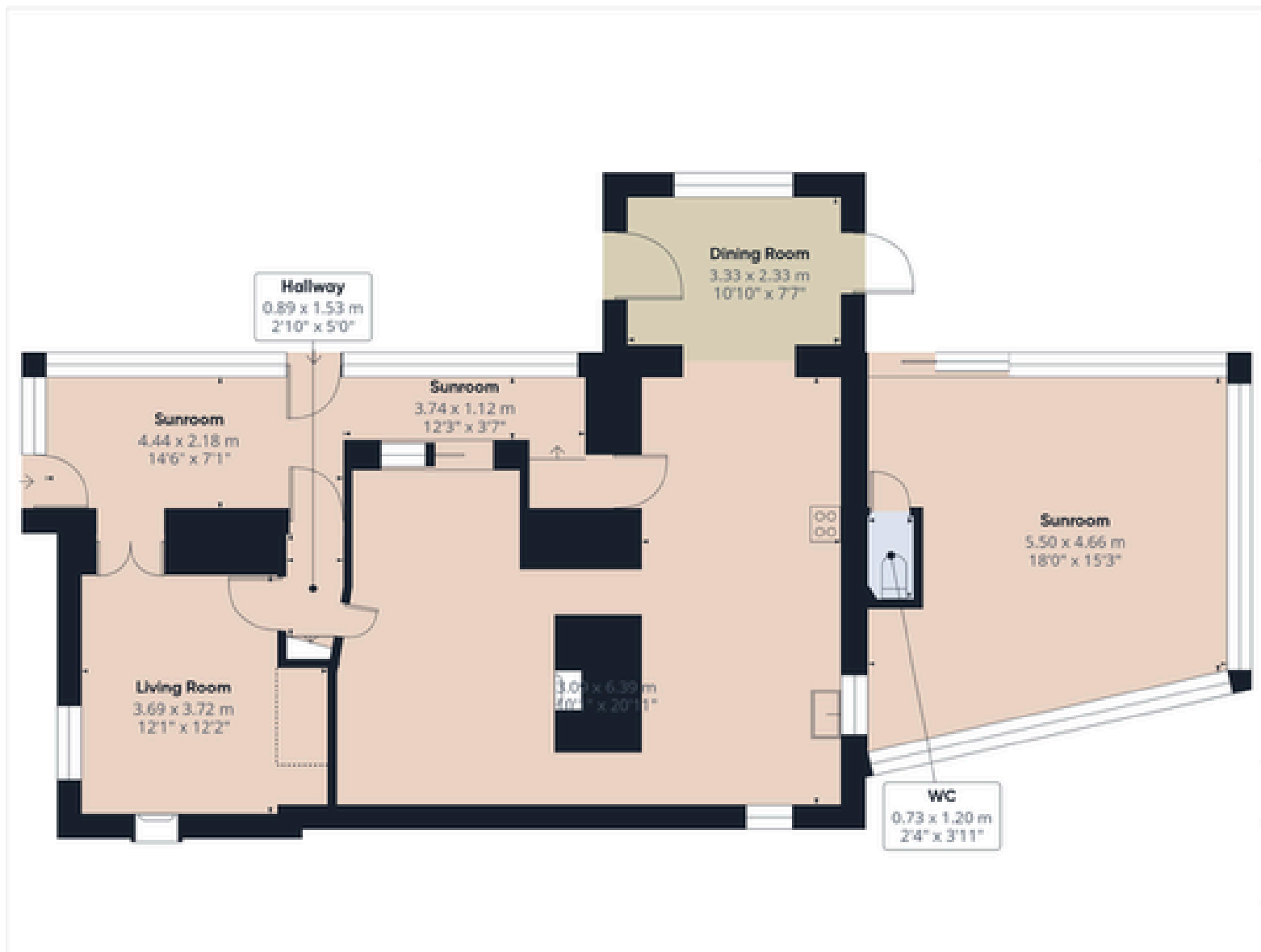
Close coupled W.C. Ceiling light.



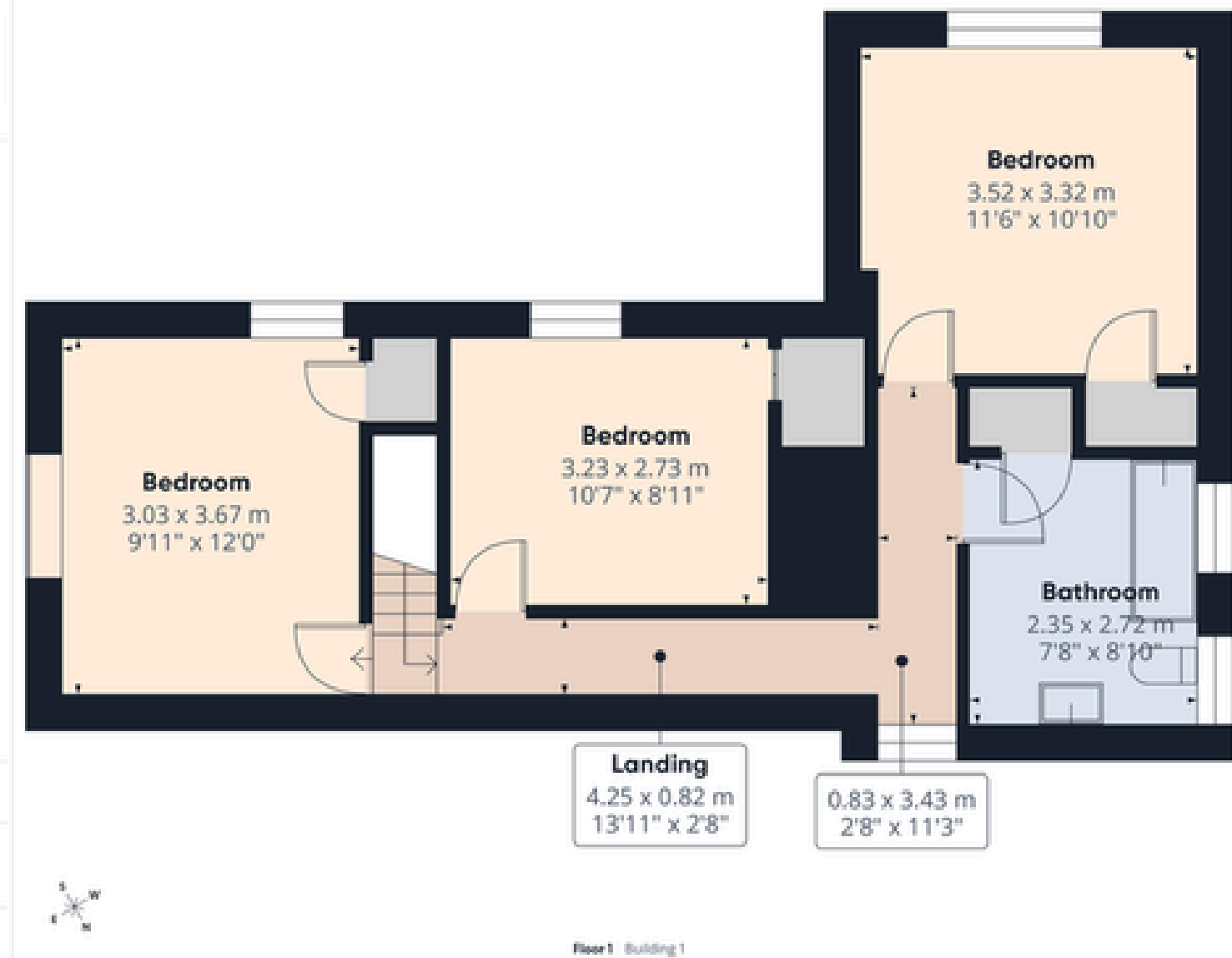
Floor Plan

See The Layout

Ground Floor



First Floor



Outside

The property is approached by the county lane with large double access gates having a pedestrian gate to the side leading into expansive tarmac parking areas with circular in and out driveway having central feature lawn with pond and accompanying shrubs and statues. To the left hand side as you enter the estate is a separately fenced long strip of land currently used as garden, but understood to still form technically part of the paddock with established borders to each side. There is also the location of the raised patio seating area which has been fully glazed with obscure glass to all sides adding additional privacy and wind shelter for sun bathers. There is artificial grass to all sides and the central feature swimming pool which is up to 7'6" deep with retractable cover and solar heating included in the sale. Beyond the immediate gardens is an excellent range of workshop and storage buildings, providing useful space for vehicles, hobbies, machinery and general storage. To the far side of the garden is a further lawn which descends towards the valley and private river frontage, providing a wonderfully peaceful part of the grounds with opportunities for walking, fishing and enjoying the surrounding wildlife. Part of the woodland is understood to be designated as a Site of Special Scientific Interest, adding further interest to this attractive natural setting. There is a further fully gated vehicle access leading onto the A39, together with additional parking and access to the oil tank. The land extends behind the swimming pool and workshop area, with direct gated access from the courtyard into the field and further gated access towards the far side of the land. Please refer to the attached plan for further details. In total, the property extends to approximately 4 acres comprising established gardens, paddock, woodland and river frontage, offering a particularly unusual combination of privacy, amenity and versatility.



Additional Information

Useful Property Information

SERVICES:

Spring Water | Private Drainage | Electric | Oil fired central heating.

The property also benefits from owned solar panels together with additional solar panels providing supplementary heating to the swimming pool

VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

Virtual Tour available on request.

DIRECTIONS:

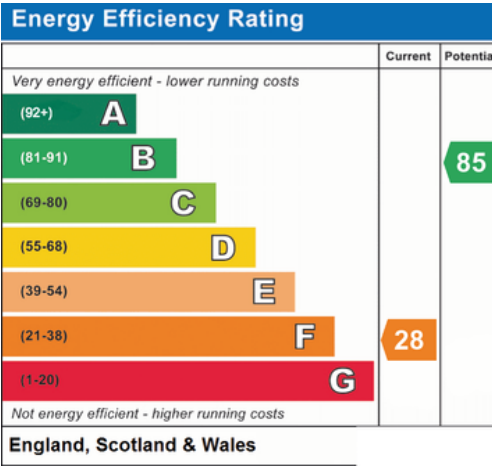
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COUNCIL TAX BAND: E

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