



Otterham Mill



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Otterham, Camelford, Cornwall, PL32 9YR

Bude 11.9 miles - Camelford 7.1 miles - Launceston 13.7 miles

A charming 5 bedroom former mill in a stunning location set within 9 acres.

- Private rural setting
- 1 bedroom annexe
- Delightful gardens
- Pasture fields
- Freehold
- 5 bedrooms
- Spacious accommodation
- Off road parking
- Approximately 9 acres in all
- Council Tax Band: E

Guide Price £800,000

SITUATION

The property enjoys a most appealing rural setting, a short distance from the A39 Atlantic Highway, which links the coastal resort of Bude to the north with Camelford to the south. The former market town of Camelford offers both primary and secondary schools as well as a comprehensive range of shopping facilities, including a chemist, Post Office, doctor's surgery, veterinary practice and sports centre. Both towns have doctors, dentists, veterinary surgeries and amenities catering for day to day needs. To the east, 13 miles away, is the town of Launceston on the North Cornwall / Devon border with access to the A30 which connects Truro and Exeter.

DESCRIPTION

This impressive detached former mill, constructed of local stone with hardwood windows has been extensively refurbished and extended, offering stylish and spacious accommodation throughout. The property benefits from a separate 1 bedroom self contained annexe and its own land which in total is approximately 9 acres.

ACCOMMODATION

Entrance to the property via the ground floor leads into a spacious living room which is rich in charm and character with a fireplace housing a wood-burning stove. Door leads into the spacious kitchen / dining room featuring a range of units and draws, Smeg oven with extractor over hood, integrated dishwasher and space for a fridge freezer.



At the end of the kitchen is a large open space for a dining table and doors that leads into the garage / utility room where you will find units, space for appliances, hand wash basin and an electric car charging point. The dining space also benefits from direct access to an outdoor seating area.

A light filled garden room provides additional reception space with lovely garden views as well as overlooking the part-refurbished water mill. The ground floor continues to an additional spacious dual aspect snug with a wood-burning stove. A separate entrance leads into a practical cloakroom with a door that opens into a downstairs shower room with hand wash basin, WC and spacious shower. The ground floor is completed by what could be used as a practical office space with feature fireplace and flagstone flooring which is a feature of the majority of the ground floor.

Stairs leads upstairs to a total of 5 bedrooms with bedroom 1 consisting of a en suite with bath, sperate shower, hand wash basin, WC and a heated towel rail. Bedroom 1 is spacious with vaulted ceilings with Velux windows allowing additional natural light. The rest of the windows throughout the property are wooden as well as being double glazed. Bedroom 2, 3 and 4 and all spacious doubles with bedroom 4 offering doors that lead outside to a decked seating area. The upstairs is completed by a separate bathroom with hand wash basin, WC, bath with shower overhead and a heated towel rail.

OUTSIDE

The property offers two separate off road parking areas for multiple vehicles. The mature garden offers a high degree of privacy and a number of delightful seating areas for outdoor entertaining and relaxation. The rear garden offers by an area of woodland with a board walk through and is completed by a recently part-refurbished water mill.

On the opposite side of the lane, to the north of the main house, the property benefits from a double garage with a store room and 1 bedroom self contained annexe above. The annexe offers an open plan living and kitchen area, bedroom and bathroom. There is also 2 pasture paddocks, which are gently slopping and have road access.

In all the property extends to approximately 9.48 acres.

SERVICES

Mains electricity, private water supply, private drainage via a septic tank, oil fired central heating and wood burning stoves. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data limited (Ofcom). Please note the agents have not inspected or tested these services.

AGENTS NOTE

The detached building housing the double garage, annexe and store is currently awaiting building regulation sign off.

VIEWINGS

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


DIRECTIONS

What3words.com - ///pavilions.peachy.bounded



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

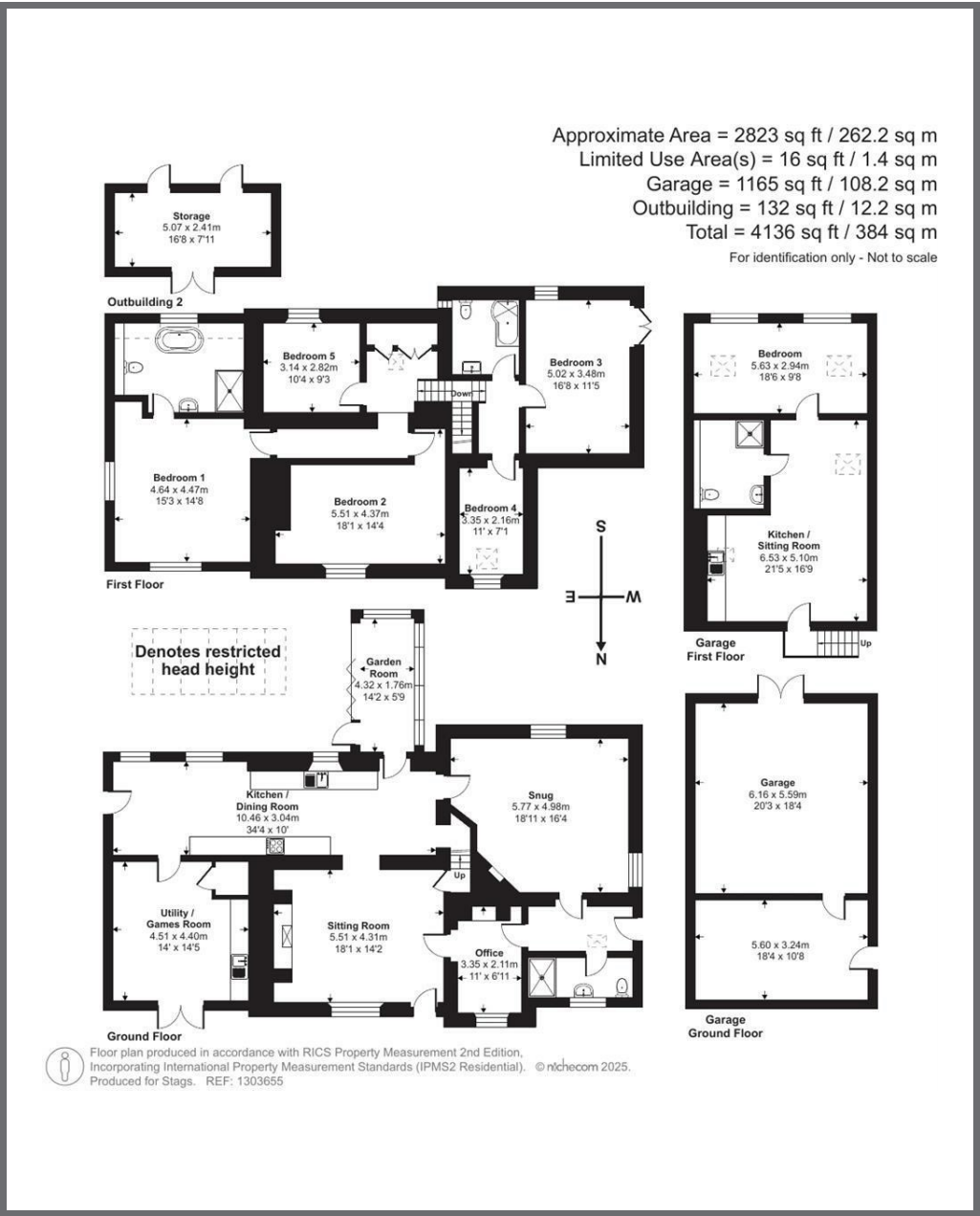


| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 52 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

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