



Prince Park Farm

Prince Park Farm , St. Wenn, Bodmin, Cornwall PL30 5PD

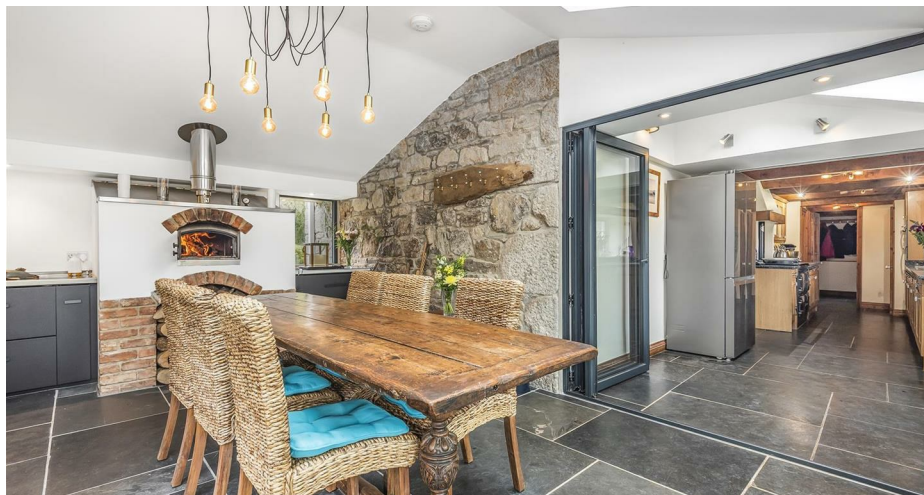


Wadebridge 5.5 miles Padstow miles
Newquay 13 miles

Situated in a beautiful rural location,
a wonderful small holding with open
paddocks, woodland, lakes and
strong income potential.

- Fabulous Rural Location
- Open Paddocks, Woodland And Lakes
- Three Bedroom House And Three Bedroom Annexe
- Strong Income Potential
- Multiple Garages And Workshop
- Newly Built Barn With Mezzanine
- Additional Two Bedroom Dwelling
- Two Shepherds Huts
- 15.5 Acres (Approx)

Offers In Excess Of £1,500,000



SITUATION

Situated in a beautiful unspoilt and peaceful valley near the small rural village of St.Wenn, surrounded by attractive, scenic countryside comprising farmland and woodland. This area is one of Cornwall's well kept secrets, enjoying an atmosphere from a bygone age and framed by the town of Wadebridge to the north, Bodmin to the east and the coastal resort of Newquay to the west. The trout stream running through the property is a tributary of the River Camel which flows through Wadebridge and onto the fishing village of Padstow. The nearby village of St.Wenn has a highly regarded and sought after infants/primary school.

Wadebridge provides shopping, leisure and commercial facilities, primary and secondary schools and supermarkets. The town of Bodmin provides further retail outlets, trading and industrial estates and a mainline station providing a direct link to London Paddington.

Prince Park Farm enjoys easy access via picturesque rural lanes out to the A30, now a dual carriageway through to Exeter and the M5 to Bristol or A303 to London. Both the north and south Cornish coasts are within easy reach, the former providing beautiful sandy beaches and stunning cliff top walks. A short drive away to the south is Newquay Airport providing regular London commuter flights, domestic shuttle flights and many European destinations.

THE PROPERTY

The level of diversity enjoyed by Prince Park Farm is quite rare. This attractive smallholding currently provides several income streams with excellent potential to be enhanced further.

The main residence is a large detached stone house providing three double bedrooms, four reception rooms and a large farmhouse style kitchen/breakfast room leading to an open dining room with garden views.

Attached to this in an L-shape separate wing (The Coach House) which has been given a fundamental but sympathetic update by the current owners.

THE COACH HOUSE

The Coach House has a large kitchen/diner, ground floor en-suite double bedroom, two further double bedrooms to the first floor, family bathroom with roll top bath and separate full shower. Completing the first floor is a fabulous triple aspect sitting room with vaulted ceiling enjoying rural views. and enjoys its own parking and separate entrance currently operating as a successful holiday let.

OUTSIDE

The land owned by Prince Park Farm is particularly attractive and unspoilt providing an extremely scenic surround to a beautiful family home. There is a distinct beauty attached to the diversity of the land with mature and semi-mature woodland providing a lovely surrounding to the paddocks and capable of making the property self sufficient in terms of firewood.

On a low lying part of the land a pretty trout stream runs through the valley with salmon and sea trout visiting during the spawning season. Some of the land within this area is designated SSSI with two large lakes, one of which is left to nature, the other is well stocked with coarse fish providing

another income stream from anglers.

There are generous open paddock spaces some currently occupied by alpacas with field shelters and lower pasture areas with further field shelters. A newly built barn, finished to a high standard with a large shutter door provides wash and bathing facilities, a large mezzanine floor, power and lighting. This versatile barn has much potential and is currently used as an oversized project workshop.

A large garage block complete with three up and over electric shutter doors has an adjoining spacious workshop and additional storage unit with walk-in fridge and freezer.

Two shepherds huts with services and a further two bedroom self contained cabin dwelling situated in various locations within the land complete the available accommodation.

AGENTS NOTE

The purchase of Prince Park Farm is likely to be a lifestyle decision for the next owners with the diversity of accommodation providing either a main residence with income from lettings or a main residence and annexe for extended family.

Further income potential from the outbuildings, land, fishing lake and shepherds huts all grant a high degree of financial self sufficiency.

INCOME POTENTIAL

The Coach House currently operates as a well established holiday let and bookings are managed by a local agent.

There are two additional shepherds huts with services and a further detached dwelling comprising two bedrooms, shower room and a open plan kitchen family room used by the current owners for friends that visit occasionally, but are ideally suited as further holiday let income.

Additional income is provided by the fishing lake for a choice selection of regular local anglers and there is an option of livery income with the paddocks and field shelters.

SERVICES

Mains electricity, private spring water through purification plant, private drainage and a combination of oil and air source heat pump heating. Please note the agents have not inspected these services.

VIEWING

Strictly by appointment with the vendor's appointed agents, Stags. 01208 222333

DIRECTIONS

From Truro follow the A30 north in the Bodmin direction and exit at the Victoria/Roche interchange. Proceed up the slip road and at the roundabout take the first exit towards Ruthenbridge, Withiel and Tremore. After a few yards take the first left turning towards Ruthenbridge and Withiel and the first almost immediate right towards Withiel and Ruthenbridge. After 1.2 miles, having passed one crossroad, at the second crossroads turn left towards St Wenn. Follow this lane down to the bottom of the valley, cross the bridge over a small stream and immediately after will be found the gated entrance to Prince Park Farm on the right hand side.





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