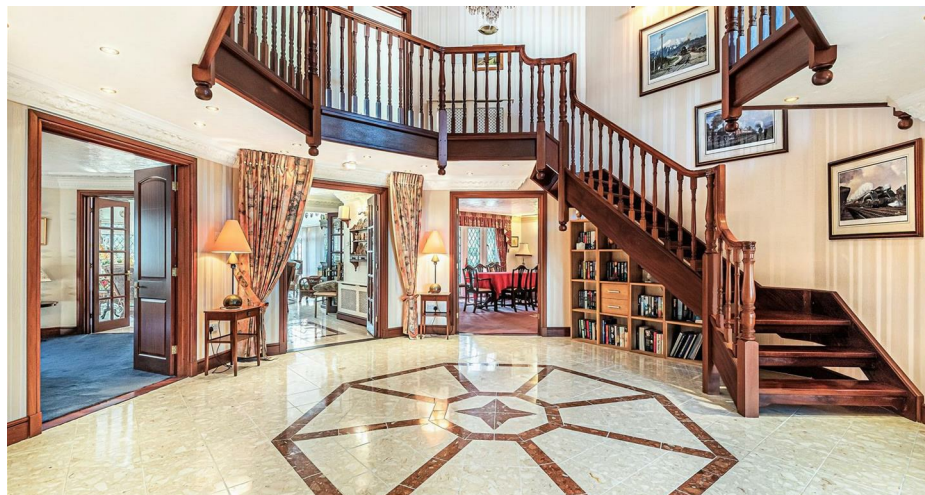




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Blencathra





Bodmin 2.5 miles A30(T) 3.5 miles

An exceptionally spacious residence of some 5,200 sq ft (including garage) backing onto the 17th fairway at Lanhydrock Golf Course

- Octagonal Galleried Reception Hall
- 4 Reception Rooms
- Conservatory Room
- Large Kitchen/Breakfast Room
- Utility Room
- 2 Studies
- 2 Cloakrooms
- 4 Spacious Bedrooms (2 En Suite)
- Double Integral Garage
- Low Maintenance Gardens

Guide Price £750,000

#### SITUATION

Blencathra is on a small select rural estate of other quality properties about 2.5 miles from the old county town of Bodmin and The National Trust's Lanhydrock House and about 3.5 miles from a junction to the A30 (west bound). About 4 miles to the south of Bodmin is Bodmin Parkway railway station on the London Paddington line.

#### THE HOUSE

A viewing is highly recommended to appreciate the impressive volume of accommodation on offer with Blencathra - which extends to about 5,200 sq ft (including garage).

On the ground floor is an Entrance Hall which opens via double doors to a magnificent Octagonal Galleried Reception Hall with symmetrical patterned tiled floor and doors off all around. There is a Cloakroom; a large Sitting Room with gas coal effect fire with ornate fireplace surround, bay window and ornate ceiling cornicing; spacious Drawing Room with double aspect and similar fireplace as well as doors off to a pleasant Snug with double doors to outside seating area; a well-proportioned Conservatory room with high ceiling with downlighters, matching tiled patterned floor and a door to the garden; a Dining Room with ornate ceiling coving, return doors to the Octagonal Hall and door off to the Kitchen/Breakfast Room; and, a pair of adjoining Studies - the main one of which boasts a comprehensive range of fitted desk, computer furniture and shelving.

The Kitchen/Breakfast Room boasts an extensive range of matching base and eye level units including cupboards, drawers, display shelving, cabinets and mobile island unit, as well as a gas fired triple oven Aga, sink unit with Franke hot water tap, vegetable bowl and mixer tap, Neff four-ring induction hob with extractor hood over, inset Neff fan assisted oven and grill with warming oven under and microwave over, twin built-in full height refrigerator/freezer and AEG integral dishwasher. The Kitchen opens to a Breakfast Area with further units and double doors to the garden.

Off the Kitchen is a useful Utility Room with sink with waste disposal unit and plumbing for washing machine, Second Cloakroom, Side Porch and access through to an integral Double Garage.

On the first floor off the Galleried Landing are four particularly spacious Bedrooms, each of which benefit from comprehensive ranges of matching bedroom furniture including dressers, box cupboards, wardrobes, mirror fronted wardrobes and display areas. The Master Bedroom includes a

large En Suite Bathroom with five-piece suite comprising wide contemporary vanity unit, double Whirlpool bath, Villeroy and Boch close coupled wc, bidet and walk-in shower and the En Suite to the second Bedroom also offers a five-piece suite with tiled side loading bath, Villeroy and Boch close coupled wc, bidet, shower cubicle and pedestal washbasin.

Also, on the first floor is a door to an Airing Cupboard and a Family Shower Room with tiled shower, modern vanity unit with extending adjoining furniture, close coupled wc and mirror fronted bathroom cabinet.

There is access to an extensive Loft Space which is part boarded.

#### THE INTEGRAL DOUBLE GARAGE

With a concrete floor, pair of electric vehicular doors, washbasin and power and electricity.

#### THE GARDENS

To the front of Blencathra is a herringbone paved drive and multiple car parking area adjacent to the garage with extensive side low maintenance stone chipped gardens with flowerbeds.

Either side of the house are garden walls with wrought iron arched gates leading through to the rear fence-enclosed garden which is situated on the southern side of Blencathra. This garden area presents extensive paved seating areas, flower and shrub beds, a raised decked seating area and a Greenhouse.

#### VIEWING

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

#### DIRECTIONS

From Bodmin take the B3268 towards Lostwithiel. Pass the Dragon Sports Centre and drive down out of Bodmin. Drive up out of the valley and turn right towards Kirland. Drive for about a mile and turn left towards Tregullon. Drive down the hill and turn left into Kirland Bower, branch to the left and Blencathra will be seen on the right-hand side.

#### SERVICES

All mains services connected. Mains gas fired central heating. Double-glazed. TV and telephone points. Broadband available.

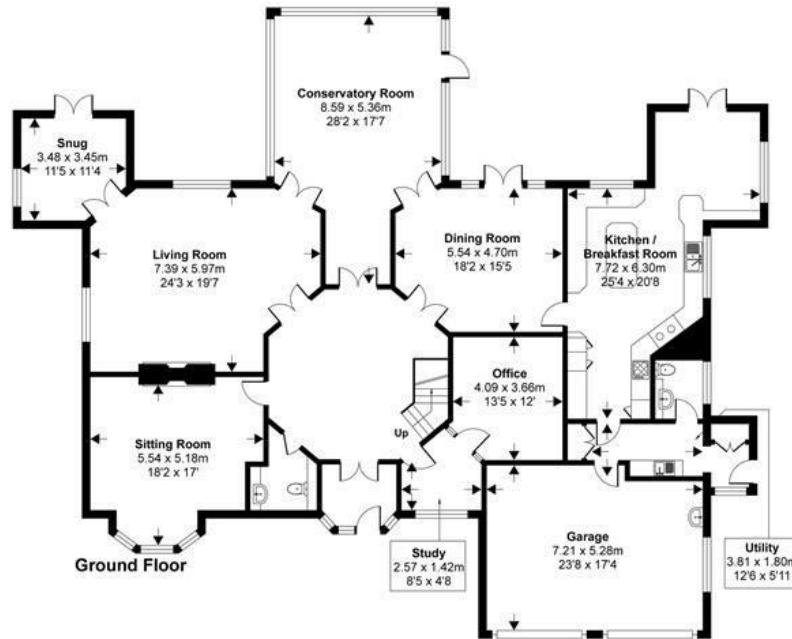
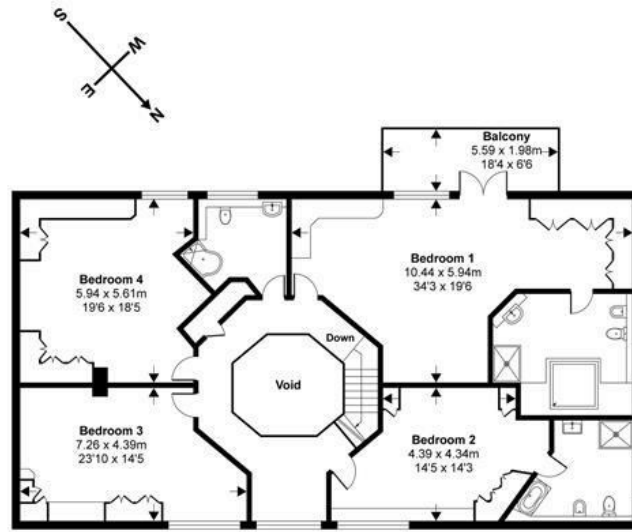






Approximate Area = 5201 sq ft / 483 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Stags. REF: 695870.

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

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
(92-100) A	(85-95) B	72	78
(82-84) C	(65-81) D		
(65-81) E	(45-64) F		
(21-64) G			

Net energy efficient - higher scoring code

England & Wales EU Directive 2002/91/EC

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