

Rohrs & Rowe

Beacon Place Station Approach, Victoria, PL26 8LG

Tel: 01872 306360

Email: info@rohrsandrowe.co.uk



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Glynn Hendra Glynn, Bodmin, Cornwall, PL30 4AX

Guide price £950,000

With no immediately near neighbours and positioned at the end of a 1/3 of a mile long driveway is this picturesque and traditional Cornish farmhouse, ideal for someone looking for privacy, peace and seclusion, as well as the ability to create a more self sufficient lifestyle. PLEASE VIEW THE VIDEO TO APPRECIATE MORE OF THE IDYLIC SETTING AND EXTERIOR.

Surrounded by open farmland, its location enjoys the most beautiful southerly views across mile upon mile of the adjoining countryside of the Glynn Valley. Whilst being incredibly private and peaceful, its location is just minutes from the numerous supermarkets and shops of Bodmin and it is also highly accessible to many routes of communication, including the main A30 and A38 trunk roads. Bodmin Parkway mainline railway station is positioned under 2 miles away within the Glynn Valley itself and Newquay Airport is only 18 miles distance.

The property overall has benefitted from considerable investment during our clients ownership, whilst making effort to retain as much of the character features as possible. Part of the works includes the conversion of a detached barn, known as The Cow Shed, into a 1 bedroom holiday letting cottage, that provides an excellent income stream. A further outbuilding has been converted into a stylish office/studio with amenities and there is a timber lodge too. The delightful mature gardens are just under 1 acre in size and include 2 good-sized areas of lawn, orchard, excellent vegetable and fruit gardens and all surrounded and enclosed by beautiful mature trees.

The property is approached via an unmade track that ascends up from Fletchersbridge for approximately 1/3 mile through a large area of the most picturesque woodland, over which the property has a right of access, meaning you can enjoy spectacular woodland walks all throughout the year.

Upon reaching the property, a concrete driveway provides parking for many vehicles and leads to The Cow Shed and the office/studio and garage.



This classic farmhouse enjoys many delightful character features and its well presented accommodation also offers considerable flexibility to its layout. The accommodation in brief comprises of: entrance porch, hallway with original slate flagged flooring, sitting room with feature fireplace housing a wrought iron multi fuel stove set on a slate hearth. The kitchen provides a range of base and wall mounted units with polished black granite work surfaces, Belfast style sink, integrated dishwasher and space for range cooker and fridge/freezer. The kitchen is open-plan to the delightful dining room, which features a large fireplace housing a woodburning stove and slate flagged flooring. An adjoining boot room opens out to the rear gardens. A utility room provides space and plumbing for washing machine and tumble dryer with work surface over, wash hand basin and there is a separate WC. The breakfast room is fitted with a further range of base and wall mounted units with wooden work-surfaces, incorporating a porcelain sink unit and breakfast bar. The study enjoys far reaching southerly views with double glazed French doors opening to the a southerly facing patio. The adjacent family room also benefits from double doors and enjoys the views. The first floor offers a family bathroom and four bedrooms, with the principal bedroom benefitting from a modern en suite bathroom.

LOCATION

Set within the beautiful Glynn Valley, just to the east of the former county town of Bodmin and easily accessible to both the south and north coasts of Cornwall, Fletchersbridge is a picturesque rural yet highly accessible location. Fletchersbridge and the adjoining Cardinham Valley are a rural haven for walkers and cyclists with its network of mile upon mile of woodland trails and delightful rural scenery, all within the Forestry Commission owned Cardinham Woods. The magnificent National Trust owned Lanhydrock House is just over 2 miles to the south, again offering many excellent walks and cycle rides around the estate, as well as the magnificent house itself. Both have excellent cafe's too and there is an excellent coffee shop within metres of the main entrance to Glynn Hendra. The Camel Trail cycle way runs from Lanhydrock all the way to Padstow, enjoying many beautiful views of North Cornwall along its route, including the banks of the Camel River and Estuary, between Bodmin and Padstow.

Bodmin is a thriving and strategically important town as it is home to a large number of businesses that provide considerable employment. There is good schooling and there is the state-of-the-art Callywith College, that has been rated outstanding by Ofsted. There are also many excellent sports facilities, including the Lanhydrock Golf Club and Hotel. The town centre and outlying supermarkets offer an excellent range of shops and facilities between them. A landmark of the town is its Grade II Listed former Jail, which over the last few years has been the subject of a vast multi million pound redevelopment. The magnificent and vast

stone built former jail buildings have been turned in to a world class contemporary 70 room hotel that also offers a fine dining restaurant and excellent bar facilities, as well as it being a excellent visitor attraction. Nearby Lostwithiel offers an excellent array of individual and interesting shops, including many wonderful antique shops.

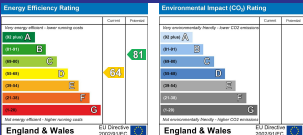
Just a few miles to the west of Bodmin is the picturesque town of Wadebridge, which offers a further excellent range of shops, restaurants, sports clubs and facilities. The Camel Estuary meanders its way through Wadebridge with the Camel Trail running along its banks. On the opposite side of the estuary is Rock, renowned for its sailing club and access to the water sports activities on the estuary.

DISTANCES

- Cardinham Woods: 1.4 Miles • Bodmin Parkway Railway Station: 1.8 Miles • Wadebridge: 11 Miles • Fowey: 13 Miles • Charlestown: 13 Miles • Newquay Airport: 18 Miles • Padstow: 20 Miles • Truro: 27 Miles • Exeter (M5 Motorway): 66 Miles

OUTSIDE

Accessed via a 1/3 mile long unmade access lane that leads onto a concrete driveway that provides ample parking for several vehicles and gives access to the garage and the adjoining studio. Immediately adjoining is the large timber lodge. There are numerous other outbuildings including The Cowshed that has been converted into a 1 bedroom holiday cottage. The well established gardens are a delightful feature of the property with formal gardens comprising of 2 large areas of lawn, a slate patio area that is ideal for alfresco dining. Pathways lead to the impressive and productive vegetable and fruit gardens that includes an orchard featuring a number of mature apple, plum and cherry trees. The overall plot extends to circa 0.95 acres in total.



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