



The Old Dairy, Bodmin, PL30 5PJ

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Agencies

Architect-designed rural retreat combining contemporary style with excellent potential, offering a superb family home with parking. Open-plan kitchen and dining space, perfectly suited to modern living and entertaining.

Guide Price £550,000 Freehold

Key Features

- 4 bed, architect designed contemporary home
- Spacious open plan living
- Far reaching rural views
- Impressive vaulted ceilings
- High quality modern finishes
- North Cornwall countryside setting

LOCATION

The Old Dairy is set within the peaceful rural hamlet of Rosenannon, surrounded by beautiful open countryside and located approximately 5.5 miles from the sought-after market town of Wadebridge. Situated along the River Camel, Wadebridge offers an excellent range of independent shops, primary and secondary schools, a cinema, and direct access to the ever-popular Camel Trail.

The property is well connected, with mainline rail services available from Bodmin Parkway, providing direct links to London Paddington via Plymouth. Newquay Airport is approximately 8.9 miles away, while the vibrant coastal town of Newquay, around 12.9 miles away, is renowned for its spectacular beaches along Cornwall's stunning north coast.

The picturesque fishing harbour town of Padstow lies just 11 miles away. Set within an Area of Outstanding Natural Beauty, Padstow offers a charming working harbour alongside an excellent selection of shops, restaurants, and boutiques.





THE PROPERTY

Upon entering, a spacious entrance hall with vaulted ceilings creates an immediate sense of scale and architectural interest, complemented by useful built-in storage. The impressive ceiling height continues into the main living areas, enhancing both light and openness.

At the heart of the home is a beautifully designed open-plan kitchen and dining space, ideal for modern living and entertaining. It features bespoke base units, integrated appliances including a double oven, dishwasher and butler sink, and a striking central island with hob. An exposed brick feature wall adds warmth and character, while corner sliding doors frame countryside views and open directly onto the garden, creating a seamless indoor-outdoor connection. A bespoke staircase rises to the mezzanine, forming a strong architectural focal point.

The sitting room is equally bright and welcoming, with large sliding doors that flood the space with natural light and provide direct garden access, alongside further countryside views.

The ground floor also offers flexible bedroom accommodation. The principal bedroom is being upgraded to include a walk-in wardrobe and en suite bathroom, providing a fully finished suite for the new owner. A further double bedroom benefits from its own en suite shower room, while an additional bedroom offers versatility for guests, family use or home working. The family bathroom is contemporary and finished to a high standard.

First Floor & Mezzanine

The first floor centres around an impressive mezzanine level, currently arranged as an additional sitting area with a further bedroom and en suite bathroom. Large Velux windows ensure excellent natural light throughout. This level also offers scope for an incoming purchaser to complete and configure the space to suit their needs, whether as extra bedrooms, a studio, workspace or additional reception area.

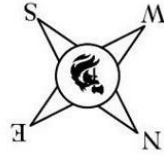
EXTERIOR

The property is approached via a shared lane, over which it benefits from a right of way, leading to a private parking area for two vehicles. The gardens are mainly laid to gravel, offering a blank canvas for landscaping and enjoying uninterrupted views across the surrounding countryside.

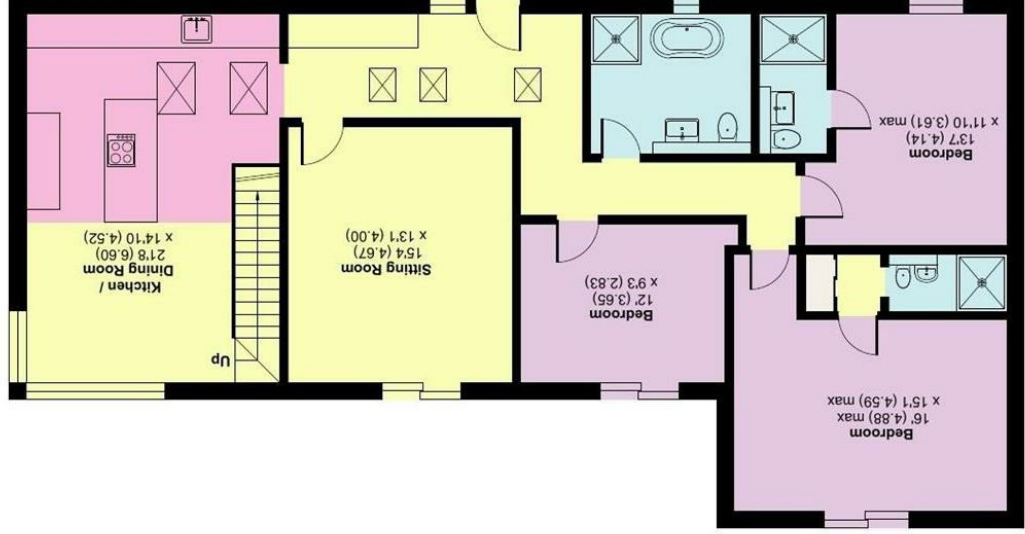
The outdoor space provides a peaceful setting, ideal for relaxation or entertaining, with the rural backdrop enhancing privacy and tranquillity. A pathway continues around to the rear, giving access to the main entrance and additional garden areas.

AGENTS NOTE

Mains electricity and water. Sewerage treatment plant. Underfloor heating powered via an air source heat pump. Ultrafast broadband available. Mobile coverage limited for voice and data.



FIRST FLOOR



GROUND FLOOR

Rosenannon, Bodmin
 Approximate Area = 2049 sq ft / 190.3 sq m
 Including Limited Use Area(s) = 110 sq ft / 10.2 sq m
 Total = 2159 sq ft / 200.5 sq m
 For identification only - Not to scale

Denotes restricted head height

Energy Efficiency Rating	
Current	Potential
88	94

England & Wales	
EU Directive 2002/91/EC	
A	(82 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

Very energy efficient - lower running costs
 Not energy efficient - higher running costs

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