



Margh & Davas Cottage

Warleggan, Mount, Bodmin, Cornwall, PL30 4HD

£720,000

EPC: G Council Tax: D Tenure: Freehold Bedrooms: 4 Reception Rooms: 2 Bathrooms: 3

FINE & COUNTRY

KEY FEATURES

- Character country residence
- Located in a tucked away yet accessible setting
- Far reaching views
- Spacious and flexible 4/5 bedroom accommodation
- Ideal for those who work from home
- Would benefit from some modernisation
- Driveway with plenty of parking
- Attractive and mature gardens
- 11 acres of adjacent pasture
- An ideal equestrian home
- Short drive from the A30 dual carriageway and close to Colliford Lake









SELLER INSIGHT

"The family has lived here for many years, and it has been a happy home. The neighbours are friendly and welcoming, and we all keep an eye out for each other. The views and peace and quiet here are just lovely, and it will be a wrench to move away; so many happy memories come to mind, including an albino white 'red' kite, fox cubs and always the enjoyment of the great outdoor space on the doorstep"

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



STEP INSIDE

Margh & Davas Cottage

This character home was originally a barn and stands at the end of a private shared track on Bodmin Moor, a beautiful area within surrounding countryside. The setting is glorious with fine views, and sheltered from the prevailing winds. Our client has lived at the property for over 25 years and has enjoyed the escapism that is on offer. The accommodation includes a welcoming reception porch which opens into the entrance hall. Much of the home is laid out on the ground floor and there is a range of character throughout, including exposed beams (many of which are A frames), granite open fireplaces and slate and tiled floors. There are three main reception rooms comprising the main lounge which is large and dual aspect, and has a multi fuel burner installed as well as a large beam. It is a great space to entertain in and has a door accessing the rear garden. The living room is separate and triple aspect with a door leading out to the garden. Adjacent to the living room is a bedroom which could be either used as a home office or potentially be knocked into the living room and therefore become a larger reception space. A shower room/wc has dual use as a utility room with plumbing for a washing machine. The kitchen/dining room is equipped with a range of matching units comprising wall and base cupboards and glass display cabinets. Included in the sale is an electric double oven, hob, fridge/freezer, further fridge, dishwasher and extractor. The kitchen has a solid fuel burner. A few steps lead down to a triple aspect bar which has a door out to the courtyard, wood panelled wall and light also assisted via roof windows. The room could be used as a formal dining room or a games room but is a huge advantageous space within the home. There are two further bedrooms on the ground floor. The second largest bedroom is one of these, and is dual aspect with an adjacent en-suite shower room/wc which is fully tiled.



The first floor landing is light and airy and a real feature, with wall length storage shelving. The dual aspect main bedroom has a high wood panelled ceiling and A frame beams. There is a large built in wardrobe. Bedroom three is light and airy and has a Juliet balcony with a pleasant view over the rear garden. Completing the accommodation is the family bathroom/wc which has a three piece suite with an electric shower over the panelled bath. The property has wooden and UPVC double glazed windows with many roof windows assisting light. Warmth is generated by the solid fuel stoves and supplemented where needed by free standing electric heaters. The layout is highly flexible and therefore would suit a wide range of buyers from families to retired occupants requiring plentiful space for when family come to stay.







STEP OUTSIDE

Margh & Davas Cottage

Externally, the plot of Margh and Davas cottage is enclosed by double wooden 5 bar gates which provide access to the parking area; this has space for some 6 cars. The gardens and land are a major feature of the property. They extend mainly to the rear and have been landscaped to make the best of the plots. There is outside lighting and a cold water tap. Plenty of spaces can be found that enjoys the sun throughout the day and, when the weather is favourable, enjoy outside dining/barbecue. The lawns are split level and are boarded by attractive mature shrubs and bushes as well as large conifers. There are many hydrangeas, rhododendrons and camellias. For those productive gardeners there are areas which could be cultivated and there is a cooking apple tree. The garden is very private and includes a large shed/shelter at the top.

On the opposite side of the lane is a further garden which again is enclosed featuring trees and bushes. It has a wooden field shelter from where there is access to the land. At the side there is an open courtyard area. The area is a rich habitat for much wildlife including foxes, birds and moorland ponies, to name but a few.

The property has some 11 acres of pasture laid in two enclosures, both adjacent to the property. The land is well drained and gently sloping. The larger enclosure has a large pond which was hand dug. The views are quite superb.



THE AREA

The property is located within a short drive of the heart of the beautiful village of Warleggan set on the southern edge of Bodmin Moor, well known for its magnificent scenery with the highest Cornish Peaks of Brown Willy and Rough Tor and also just a short drive from Colliford Lake. The village is located between the A30 to the north and the A38 to the south, both of which provide excellent links to other parts of the county and country beyond.



The city of Exeter at its junction with the M5 motorway is about an hours' drive only and the city of Plymouth is of similar travelling time. The city of Truro is about 35 miles to the west and Newquay Cornwall Airport is just under 30 miles drive with a range of flights available throughout the UK and overseas. Main line railway stations will be found at Bodmin Parkway about ten minutes' drive and a similar distance from Liskeard railway station for the main line from Paddington to Penzance. The expanding town of Bodmin is about fifteen minutes' drive to the west and Liskeard to the east is of similar driving time.

Warleggan, Bodmin, PL30

Approximate Area = 2244 sq ft / 208.5 sq m

For identification only - Not to scale



Rick Huckle

Local Director

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Utilities and Services: Mains electricity, private drainage, private water and electric heating



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Webbers Property Services. REF: 1163201



DIRECTIONS

Proceed along the A30 heading East towards Launceston. Continue for 7.5 miles and then turn right signposted towards Colliford Lake, Warleggan, St Neot and Mount. Continue along this road keeping the lake on the left-hand side. Turn right having passed over the cattle grid (signposted towards Mount and Warleggan). Head along this single track road and turn right where the granite stone has the name Menaglaze carved in and the property will be found as the first on the right hand side.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>





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