



Lower Cardeast

Cardinham, Cornwall

**Carter Jonas**

# Lower Cardeast Cardeast Lane Cardinham Bodmin Cornwall PL30 4BY

A delightful equestrian smallholding situated in a picturesque and peaceful, yet convenient, location near Bodmin Moor and within easy reach of the A30.

An opportunity to purchase a smallholding comprising of a four bedroom character house with garden, a separate stable area and a riverside field.

The property lies in a rural location on a no-through road, close to Bodmin Moor, yet it is situated just two miles southeast of the nearest A30 junction. The property is sold with the benefit of no onward chain.

In all extending to 6.74 acres (2.73 hectares).

For sale by private treaty.

Carter Jonas



## Property

Lower Cardeast is a charming property with a vast amount of character and pleasant views overlooking the garden, field and beyond to the edge of Bodmin Moor. To the exterior, the original part of the house features attractive stone quoins and a plaque dated 1847. The house has been extended in recent years to provide well-proportioned accommodation throughout.

The ground floor comprises a substantial rear entrance porch, spacious kitchen featuring a Rayburn and central island, separate dining room and a living room with French doors leading out to the garden. Beneath the living room is a snug/study which has a separate access out to the front of the property and could be used for a variety of purposes such as a study, a further bedroom, games/cinema room or an additional reception room.

To the first floor there are four bedrooms with three being double bedrooms as well as a bathroom. The master bedroom is of particularly good size and benefits from an en-suite shower room, vaulted ceiling and views out across the garden and land forming part of the property.

Outside, the property has a stoned driveway providing enough parking for at least five vehicles, as well as an immediate garden area of just under a third of an acre. There is a summerhouse which could be used for storage, whilst the garden itself is predominantly laid to lawn. Next to the garden is an area with a stable building and yard area which benefits from a separate double gateway entrance from the adjacent track and in turn leads directly to the field beyond. The stables comprise 3 loose boxes with a concrete floor throughout.

## Location

The property lies in a rural location just off Bodmin Moor in an area which offers great hacking opportunities for the equestrian enthusiast.

It is approximately half a mile from the village of Cardinham, where there is a primary school, parish hall and church. It is situated approximately 2 miles from the A30 dual carriageway which provides the main road link throughout Cornwall.

The town of Bodmin lies approximately 5 miles away and provides a comprehensive range of leisure and shopping facilities, secondary schools and colleges, as well as access to the popular Camel Trail which offers scenic cycling and walking to Wadebridge and Padstow.

## Land

In all, the property extends to 6.74 acres. The house, garden and stable area amounts to approximately 0.46 acres, whilst the field and woodland account for the remainder.

The land slopes to the east, with the western half of the field sloping more gently, before the gradient steepens on the eastern side towards the woodland area which measures approximately 0.59 acres and borders a small river.

The land could be used for a variety of purposes including equestrian, hobby farming, viticulture or for tree planting.



# Floor plan

LOWER CARDEAST  
 CARDEAST LANE  
 CARDINHAM  
 BODMIN  
 CORNWALL  
 PL30 4BY

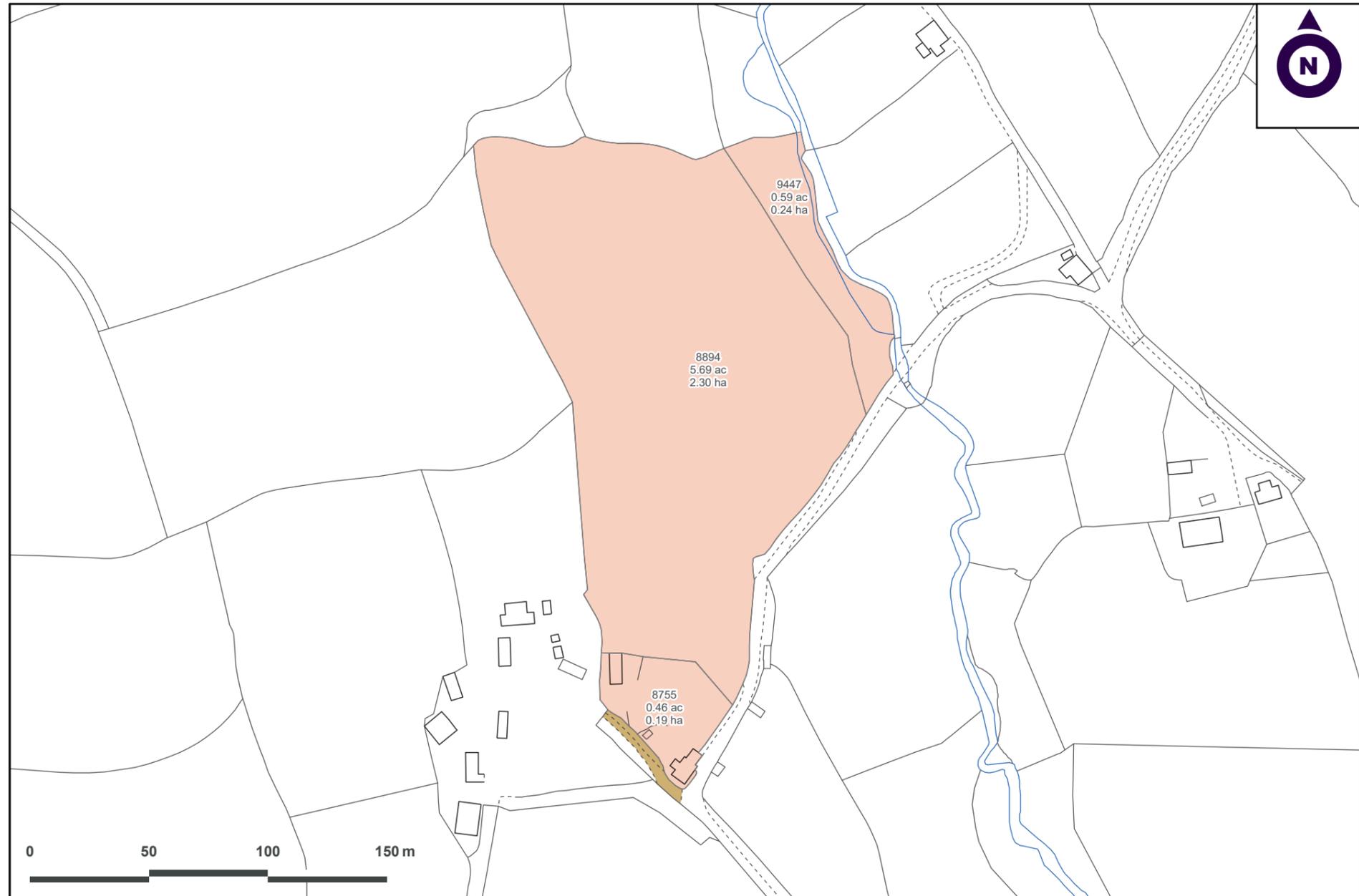
**Approximate gross area:**  
 1978 sq ft (183.7 sq m)

**Outbuildings:**  
 575 sq ft (53.4 sq m)

**Total:**  
 2553 sq ft (237.1 sq m)



For illustrative purposes only - not to scale. The position & size of doors, windows, appliances and other features are approximate only.



## Method of Sale

The property is offered for sale by private treaty.

## Tenure & Possession

Freehold with vacant possession upon completion.

## Designations

Part of the woodland lies within flood zone 3. The property is situated outside the Bodmin Moor AONB/Cornwall National Landscape Area.

## Services

Water – Mains.

Electricity – Mains.

Heating – A mixture of oil-fired and electric radiators. Oil-fired Rayburn.

Drainage – Private Septic Tank.

Broadband – Standard and Ultrafast available (see Ofcom website for more information).

Mobile Coverage – EE, Three, O2 and Vodafone networks 'likely' to provide signal for Voice and Data Outdoors, but largely 'limited' or no signal Indoors (see Ofcom website for more information).

Please note the agents have not inspected or tested these services.

## Additional Information

Parking – Off-road for several vehicles.

Property Construction – The original property is understood to be constructed of stone walls under a slate roof. The modern extension is believed to be of concrete block cavity wall construction under a slate roof and is partly rendered and partly slate hung.

## Agent's Note

In accordance with the Estate Agents Act 1979, we are obliged to inform you that the vendors of the property are a 'connected person' of a Carter Jonas employee.

## Local Authority

Cornwall Council  
New County Hall, Treyew Road, Truro,  
Cornwall, TR1 3AY  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## Sporting, Timber & Mineral Rights

Included.

## Wayleaves, Easements & Rights of Way

None noted in respect of the property.

## EPC Ratings

Band F.

## Council Tax

Band D.

## Viewings

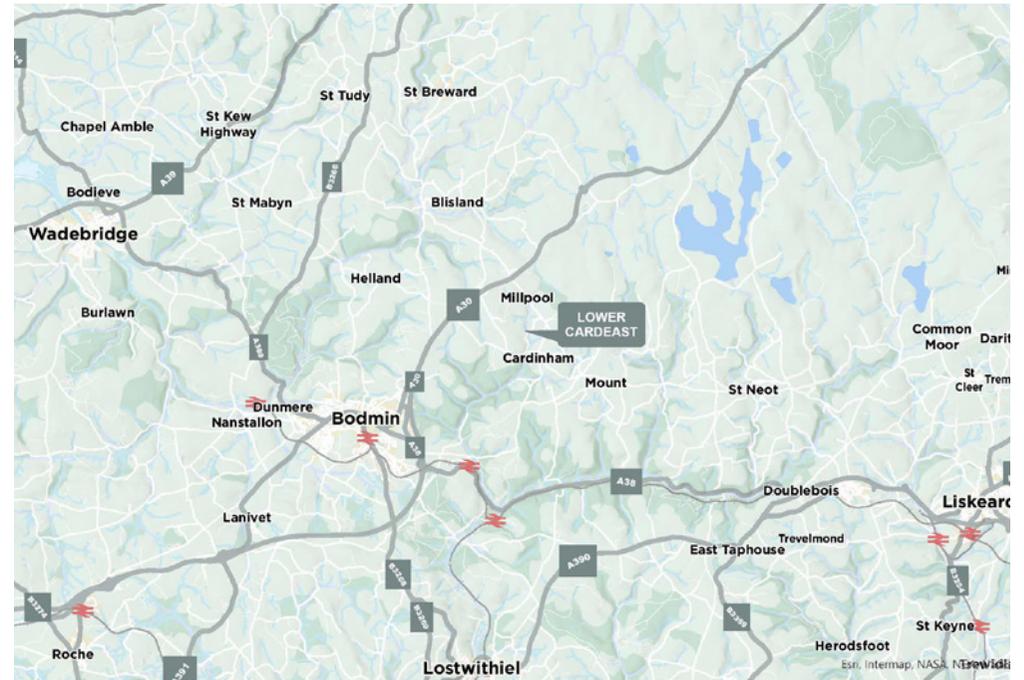
Strictly by appointment with the agents.

## Directions

From Bodmin, proceed northeast along the A30. After approximately 2 miles, turn left signposted 'Airfield and Cardinham' (just before the flyover and Esso garage). Turn right immediately after and follow the road proceeding over the flyover. At the next junction turn left and proceed for another 1.2 miles before arriving at another junction. Turn left again and proceed down this hill for approximately 0.3 miles before taking the next available left-hand turning. Follow this road for another 0.3 miles and Lower Cardeast will be found straight ahead of you, where a for sale board has been erected.



/// tent.crouching.clips



## Truro

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## Important Information

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