



Bond
Oxborough
Phillips

Changing Lifestyles

Penpethick Farm
Camelford
Cornwall
PL32 9SE

Asking Price: £895,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Penpethick Farm, Camelford, Cornwall, PL32 9SE



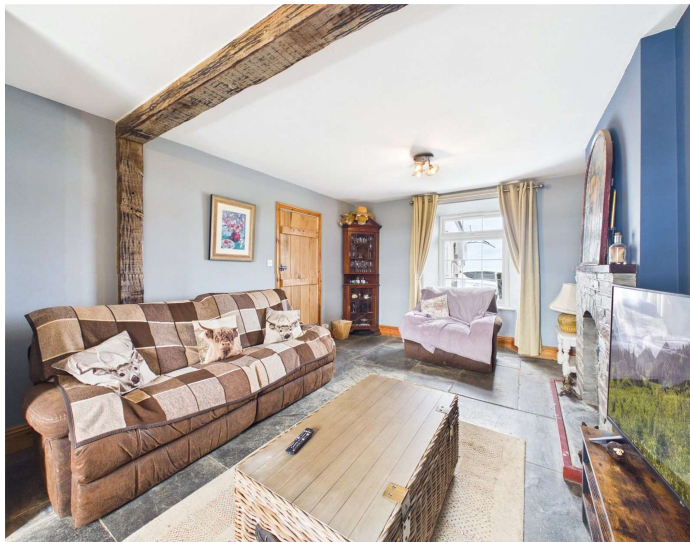
- Attractive 19th Century Farmhouse
- Approximately 16.24 Acres
- 4 Double Bedrooms
- Sea Views From The House And Land
- Lundy Island Visible On A Clear Day
- Far-Reaching Countryside Views
- 2 Reception Rooms
- Character Features Throughout
- Large Barn/Workshop
- Stable Block, Carport And Store/Office
- Separate Cabin-Style Building
- Ideal Lifestyle, Smallholding Or Equestrian Opportunity
- Peaceful Rural Setting Near Boscastle
- EPC: B
- Council Tax Band: D



An attractive 19th Century farmhouse with 16.24 acres, extensive outbuildings, sea and countryside views, and excellent lifestyle or equestrian potential.

An exciting opportunity to acquire this attractive 19th Century farmhouse, occupying a peaceful rural setting near Camelford and extending to approximately 16.24 acres in total. The property has been modernised and redecorated by the current owners, while retaining plenty of character and charm, including slate flooring, exposed beams and feature fireplaces with wood burning stoves.

The accommodation is well proportioned throughout and opens into a useful rear porch/utility area with adjoining WC, leading through to the main entrance hall. The ground floor offers a generous living room with character fireplace and wood burning stove, together with an impressive kitchen/dining room which forms the heart of the home, featuring a slate floor, further fireplace with wood burner, fitted kitchen, built-in larder and ample space for a large dining table.



To the first floor are four bedrooms, all of which are good-sized doubles, together with a family bathroom. The bedrooms enjoy far-reaching views across the surrounding countryside, with sea views to the north and west, and Lundy Island visible on a clear day. To the south, there are also views towards Rough Tor and Brown Willy.

Externally, Penpethick Farm occupies a superb plot with approximately 16.24 acres of land running in a northerly direction from the property. The land is well suited to a range of lifestyle, smallholding or equestrian uses, with the property also benefitting from a range of useful outbuildings, including a large barn/workshop, stable block, carport, store/office and a separate cabin-style building with lounge, kitchenette and shower room.

The property enjoys an excellent degree of privacy, with only one near neighbour, and is surrounded by open farmland, creating a wonderful rural lifestyle opportunity within reach of Camelford, the North Cornish coastline and nearby beaches.

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Penpethick Barn lies 3 miles from the coastal villages of Tintagel and Boscastle, each with primary schools, shops and post offices catering for day-to-day needs and is ideally placed for holidays and surfing pursuits. The nearby town of Camelford is 3 miles away where amenities include doctors, veterinary surgeries, shops, indoor sports hall and golf and country club. The coastal resort of Bude famed for its many nearby areas of outstanding natural beauty and popular bathing beaches is some 16 miles distant providing an extensive range of shopping, schooling and recreational facilities. The A30 is accessed some 13 miles distance at Launceston and provides access to Truro and Exeter. Other commuting points include international airports at Newquay (26 miles) and Exeter (64 miles), and Bodmin Parkway train station, serving London Paddington via Plymouth (17 miles).



Property Description

Entrance Porch - 12'2" x 6'1" (3.7m x 1.85m)

Entrance Hall - 3'11" x 16' (1.2m x 4.88m)

Living Room - 12' x 22'4" (3.66m x 6.8m)

Kitchen/Dining Room - 11'1" x 22'1" (3.38m x 6.73m)

Rear Porch/Utility - 11'4" x 4'1" (3.45m x 1.24m)

WC - 5' x 3'3" (1.52m x 1m)

First Floor Landing - 5'7" x 7'1" (1.7m x 2.16m)

Bedroom 1 - 10'9" x 11'10" (3.28m x 3.6m)

Bedroom 2 - 10'8" x 11'8" (3.25m x 3.56m)

Bedroom 3 - 9'4" x 9'11" (2.84m x 3.02m)

Bedroom 4 - 12'11" x 10' (3.94m x 3.05m)

Bathroom - 6'11" x 8'3" (2.1m x 2.51m)

Holiday Pod - Currently used by the vendors as a holiday let the unit comprises an open plan living accommodation with shower room and wooden spiral staircase to a mezzanine bed area.

Outside - Penpethick Farm is approached over a generous gravelled entrance area providing ample off road parking and access to the various outbuildings. The land extends to approximately 16.24 acres in total and runs in a northerly direction from the property, enjoying far-reaching countryside views and sea views, with Lundy Island visible on a clear day.

The grounds and land lend themselves to a variety of uses, including equestrian, smallholding or general lifestyle purposes. There is an excellent range of outbuildings including a large barn/workshop, stable block, carport and store/office, providing superb storage and practical space. There is also a separate cabin-style building offering a lounge area, kitchenette and shower room, providing useful ancillary space.

Outbuildings - Carport - 19'9 x 20'3
Store/Office - 18'10 x 9'7
Stable Block split into 5 sections.
Barn/Workshop - 29'7 x 44'4

EPC - Rating B

Council Tax - Band D (May be subject to change)

Services - Mains electric, Solar panels and battery storage. Oil fired central heating. Private septic tank replaced in 2025. Private borehole providing water shared with the neighbour.

Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.





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Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Directions

From Bude town centre proceed out of the town towards Stratton turning right in Kings Hill opposite Bude Service Station. Upon reaching the A39 turn right sign posted Camelford and continue for approximately 12 miles, passing through Otterham Station and continue rising up the long gradient and take the next right hand turning signposted Tintagel/Boscastle. Continue along this road for 2.5 miles and proceed straight over the crossroads where after 1/4 of a mile the entrance to Penpethick Farm will be found on the right hand side just after passing Penpethick Barn.

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We are here to help you find
and buy your new home...

34 Queen Street
Bude
Cornwall
EX23 8BB
Tel: 01288 355 066
Email: bude@bopproperty.com

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