

# Moor View







# Moor View,

Inches, Bodmin, Cornwall, PL30 5LR

A30(T) 1.5 miles Wadebridge 7 miles Truro 19 miles

## A well positioned, delightful and diverse quality country holding of about 5.50 acres

- Attractive 5 Bedroom Country House & Grounds of about an Acre
- Various Outbuildings/Stabling & Garage with Office Over
- 2 Adjoining Good Level Pasture Fields
- (Shepherd's Hut Available by Separate Negotiation)
- (More Land Available up to 5.40 Acres)
- Versatile Accommodation with Impressive Display Lit Walk Over Well
- Detached Office/Studio
- 24 Photovoltaic Panels, Batteries & EV Charging Point
- Total c.5.50 Acres
- Freehold. Council Tax Band C

## Guide Price £795,000


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## SITUATION

Moor View is ideally situated in the hamlet of Inches about 1.5 miles from a junction to the A30(T). The nearest village is Lanivet about 2 miles away, which includes a church, primary school, local shop, public house and fish and chip shop. The town of Bodmin is about 6 miles and the city of Truro is about 19 miles to the south-west, being the commercial and retail centre of Cornwall. There is a station on the London Paddington line at Bodmin Parkway.

## THE COUNTRY HOUSE

Moor View House stands in a south-facing position overlooking a front low maintenance garden and which offers appealing, versatile and well-presented accommodation which nicely blends the original character of the house with modern day living.

On the ground floor is a small Hall with stairs off to first floor and door to the left to a Sitting Room with wood-burner set in stone fireplace with hearth and adjacent a Family Room/Study with inset wood-burner and slate hearth. The Family Room/Study opens to a Utility Room with stainless steel single drainer sink unit, plumbing for washing machine, pair of built-in storage cupboards and small paned door to outside.

Off the Hall is a Living Room with attractive stone fireplace with arched beam over and modern wood-burner set in the recess and small door to under-stairs Cupboard and opening to the Kitchen. The Kitchen presents a matching range of base and eye level units with polished granite worktop surfaces, stainless steel sink unit, central island unit with inset microwave, dual fan-assisted oven and grill with 5 LPG gas rings over, recessed cupboards/larder and integral dishwasher. Adjacent is a downstairs Bathroom with white suite comprising panelled bath, close coupled wc and contemporary washbasin. Off the Kitchen is a pleasant vaulted Garden Room with triple aspect, slate floor and a beautifully preserved stone well sitting beneath a glass viewing panel creating an attractive focal point, French doors to the garden and side door.

There are two staircases leading to the first floor where there are 5 good Bedrooms with built in wardrobes, two with En Suite WCs, and Shower Room with large shower, contemporary glazed washbasin and close coupled wc.

NB: It is considered that the Family Room/Study, Utility Room, small Landing, 2 Bedrooms and Shower Room over, could be divided and treated separately as a self-contained Annexe - subject to all necessary consents and approvals.

## THE GARDENS

Immediately to the front of Moor View is a stone chipped and paved low maintenance garden with Cornish hedge and shrub borders and to the rear a more extensive family garden with stone chipped tiered seating areas, extensive lawn with mature hedge and tree standard borders. Within the garden is a Hot Tub, Tree House and raised covered Barbeque Area.

## THE OUTBUILDINGS

Adjacent to the house is a stone and part rendered traditional Outbuilding comprising Store Room about 5' x 3'6; Workshop about 14'10 x 6'9 with work bench, power and electricity and Boiler Room about 7'5 x 6'5 with Grant oil-fired boiler, hot water cylinder and plumbing for washing machine. Timber Dog Kennel/Log Store Lean-To on the rear.

## THE DETACHED DOUBLE GARAGE/OFFICE

A detached double Garage with concrete base, roller door, Sabre wall mounted LPG boiler for central heating and Office over with Ethernet connection to the house. EV charging point on the outer wall.

## THE BARN

A block building with two stables/pens about 10'10 x 9'3, 10'10 x 9', and adjacent part timber Tack Room about 10'8 x 7'10.













## THE STABLE/GYM/GENERAL PURPOSE BARN

Principally of timber and metal clad construction with concrete base, a five-bay Building divided into a pair of open fronted stables each about 17'6 x 9'3; a Gym about 17' x 10; Hay Store about 17' x 9'3 and Horse Box Garage about 17' x 9'8 plus outside overhang.

## THE OFFICE/STUDIO

At the rear grass yard area is a detached Office/Studio with a large open plan area with kitchenette, separate room and shower room.

## THE LAND

The free-draining land adjoins to the east and north and comprises two well-presented, fenced and hedged pasture fields.

In one field are 24 Photovoltaic panels on a tilting frame, which are connected to two invertors and batteries at the Office/Studio.

## MORE LAND AVAILABLE

Exclusively available to the purchaser of Moor View are two further pasture fields which adjoin to the north of 3.41 and 1.99 acres respectively. In the northern most field of 1.99 acres is a useful Field Shelter about 24' x 12' and lane frontage.

## EXCLUSIVELY AVAILABLE

Exclusively available to the purchaser of Moor View at the pre-fixed price of £25,000 is a delightful Shepherd's Hut with integrated bathroom and kitchen facilities - new 2024. This is connected to all services.

## VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

## DIRECTIONS

Travelling east or westbound on the A30(T) exit at the Victoria Interchange and take the road towards Ruthernbridge. After a short distance, turn left towards Ruthernbridge and then right towards Withiel and Ruthernbridge. Drive for nearly a mile and at the crossroads, turn right towards Ruthernbridge. Moor View will be seen on the left-hand side after about 200 yards where there are wrought iron gates.

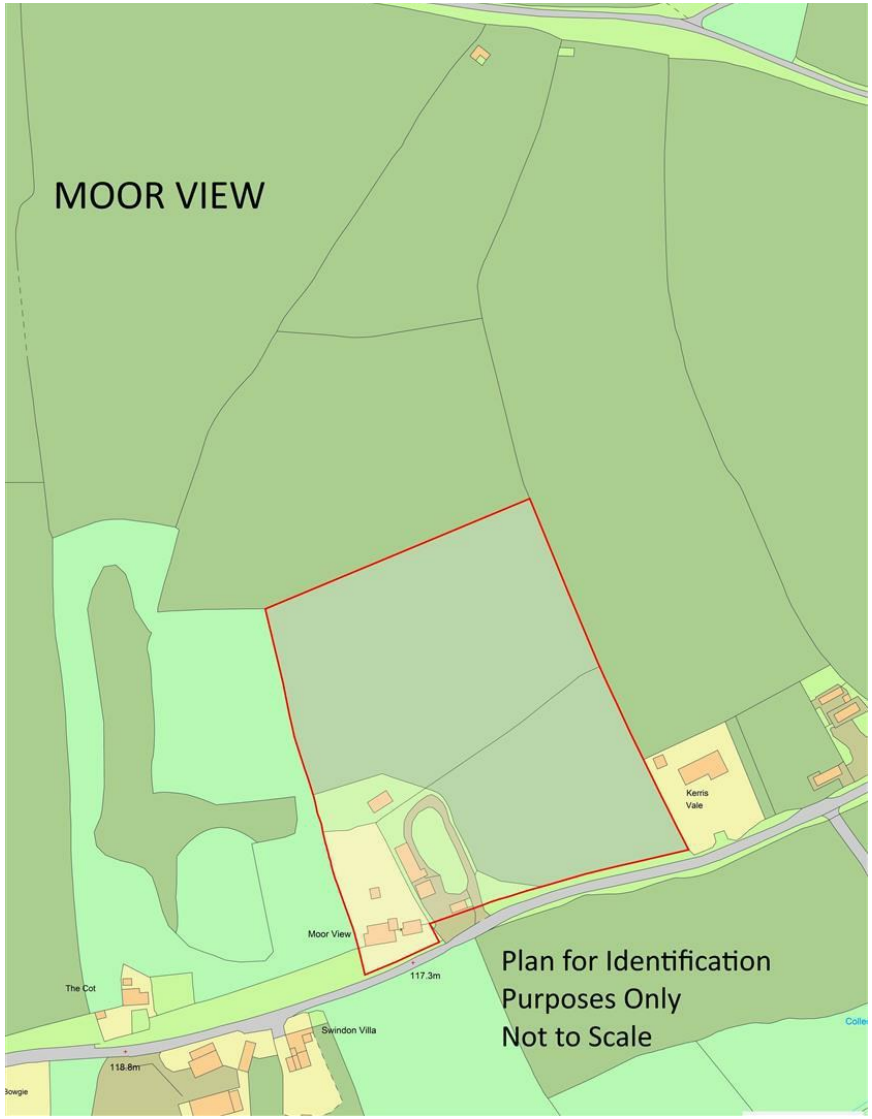
## SERVICES

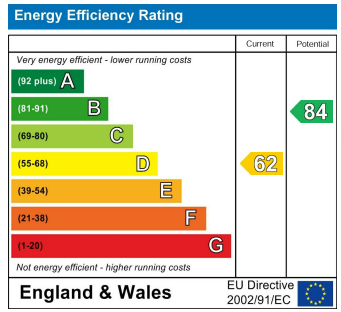
Private bore hole serving the House, Office/Studio, various outbuildings and the land. Mains electricity. Private drainage. Oil-fired central heating to the house. LPG central heating to the Office/Studio, the double Garage and Office over.
24 free-standing and tilting photovoltaic panels - new 2024.

Broadband: Standard, Superfast and Ultrafast available (Ofcom). Mobile telephone: EE, Vodaphone and Three variable indoors and EE, O2, Vodaphone and Three good outdoors (Ofcom).

## DRONE PHOTOGRAPH AND FLOOR PLANS

The highlighted boundaries on the drone image are for illustration and identification purposes only. Floor plans produced in accordance with RICS Property Meassurement 2nd Edition incorporating international property measurement standards (IPMS2 residential) Nichecom 2026 produced for Stags.



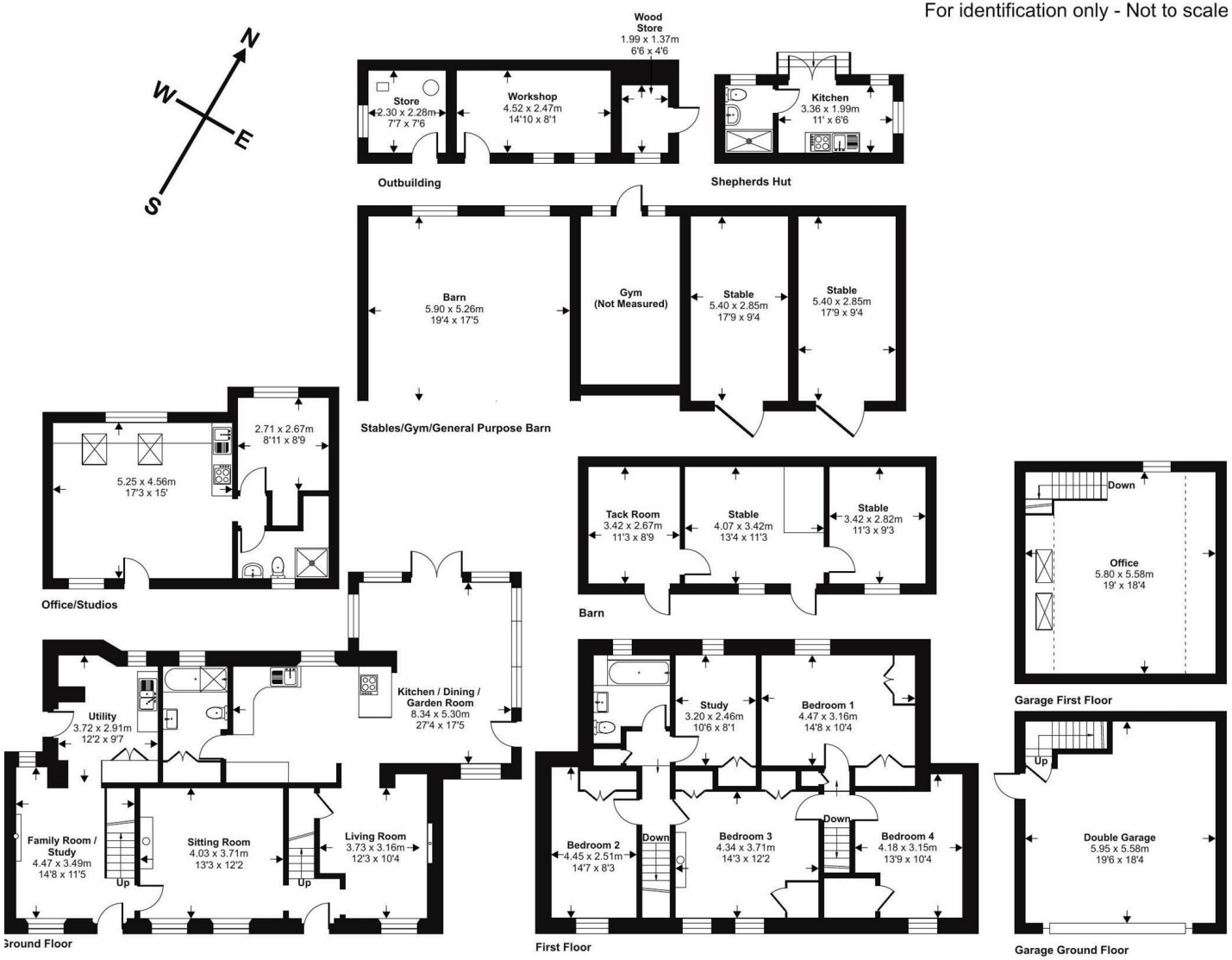

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Approximate Area = 2012 sq ft / 186.9 sq m (excludes gym)
Limited Use Area(s) = 98 sq ft / 9.1 sq m
Office / Studio = 417 sq ft / 38.7 sq m
Garages = 610 sq ft / 56.6 sq m
Outbuildings = 1349 sq ft / 125.3 sq m
Total = 4486 sq ft / 416.6 sq m

For identification only - Not to scale

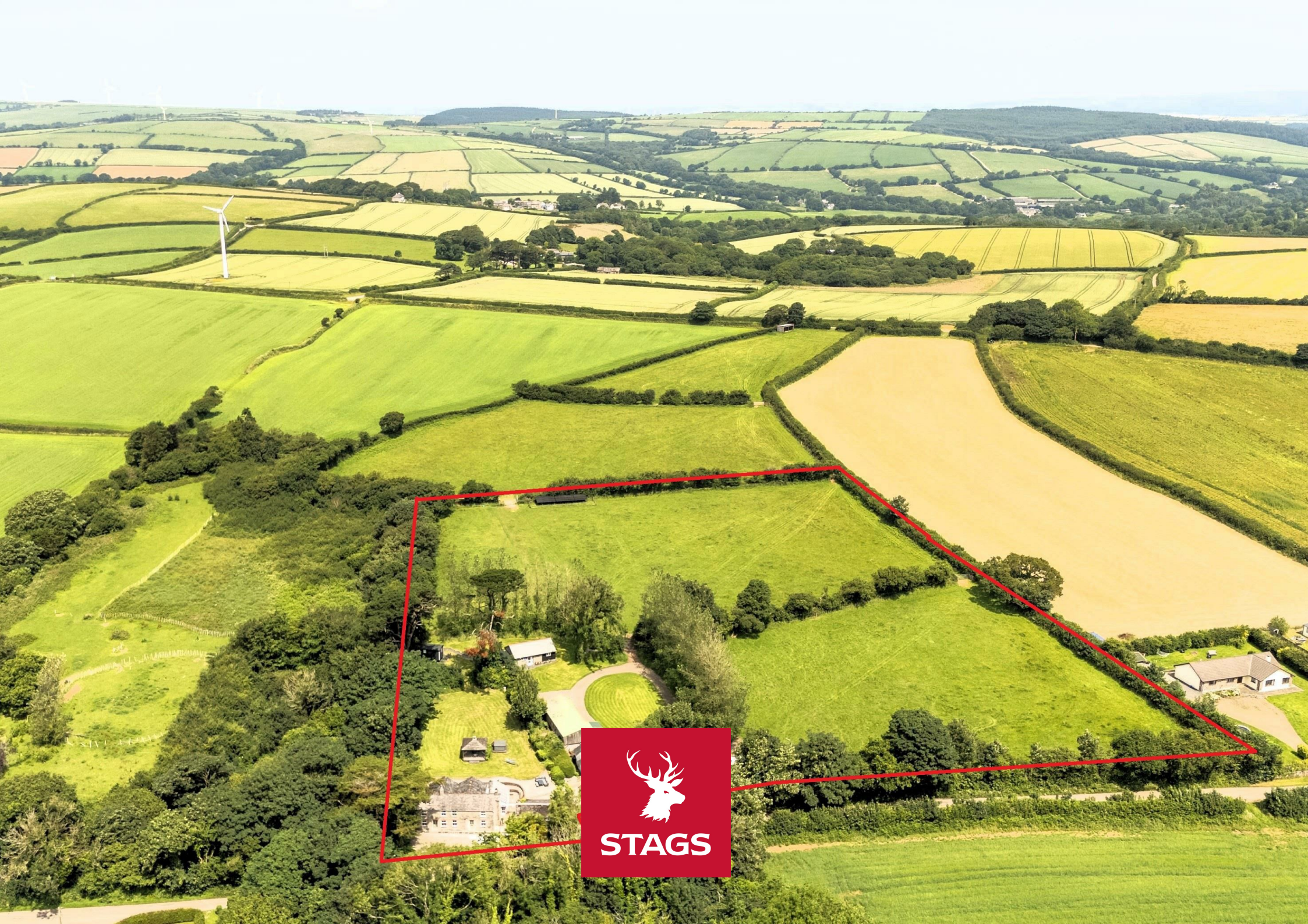
**Denotes restricted head height**











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