

Bodwannick Manor Farm

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Hoopers Bridge, Nanstallon, Bodmin, Cornwall
PL30 5LN

Nanstallon ½ mile Bodmin 3 miles A30(T) 3 miles

A tremendous opportunity to purchase a substantial period farmhouse for complete renovation, traditional stone barns and mature grounds of about two thirds of an acre

- Favoured Position
- 3 Reception Rooms
- 6 Bedrooms
- Courtyard & Walled Garden
- Traditional Stone Barns & Workshop
- Hallway & Inner Hall
- Kitchen & Old Dairy
- Bathroom & Shower Room
- Mature Grounds
- Freehold

Guide Price £450,000

SITUATION

Hoopers Bridge is an attractive hamlet about ½ mile to the west of the popular village of Nanstallon, which itself is only about 2.5 miles from Bodmin.

The River Camel Valley with its renowned cycle path is a short distance to the north of Nanstallon and from Hoopers Bridge there is a junction to the A30(T) about 3 miles to the south.

BRIEF DESCRIPTION

The sale of Bodwannick Manor Farm presents a tremendous opportunity to purchase a fine, substantial period and character house of some 3,115 sq ft which is not listed as a Building of Special Architectural or Historic Interest. Although a partially overhauled roof and new windows were installed in 2017, the house is in need of complete updating and renovation to present a wonderful family country residence as well as a pair of traditional stone barns which offer potential for conversion to provide additional accommodation if desired (subject to all necessary consents and approvals) all set with a courtyard, attractive walled garden and mature tree standard grounds.

In total, Bodwannick Manor Farm extends to about two thirds of an acre.

THE HOUSE

On the ground floor is an Entrance Hallway with Victorian pattern tiled floor, Sitting Room, Family Room with slate floor, main Reception Room with wide fireplace and inset bread oven, Inner Hall with slate floor with Sun Room off. Off the Inner Hallway is an old farmhouse Kitchen and Dining Room with an adajacent old Dairy with slate flagstone floor. On the first floor, around a part balustrade central Landing are a total of 6 Bedrooms, Shower Room and Bathroom.







THE WALLED GARDEN

To the south and east of the house are Wall Enclosed Gardens laid mainly to lawn with flower and shrub borders. On the north-eastern side a stone and slate pathway runs up around a garden pond and rockery with beyond a granite pillared stone and slate covered Seating Area. Situated within the walled garden is a Celtic Cross Scheduled Monument.

THE COURTYARD AND TRADITIONAL BARNS

To the rear of the house is a central courtyard offering expansive car parking and turning for a number of vehicles and off which are a pair of traditional stone Barns each of which offer potential for conversion (subject to all necessary consents and approvals). Within the barn on the western side of the courtyard is a Workshop with internal inspection pit.

THE MATURE GROUNDS

To the west and south-west of the courtyard are attractive mature traditional grounds with indigenous tree standards, coniferous trees and an open area of lawn.

FENCING/BOUNDARY COVENANTS

As shown on the attached plan for identification purposes only within three months of completion, the Purchaser will be required to:-

1) erect a post and rail fence with posts at four metre intervals, two rails and animal fencing between points A and B.
2) erect an animal proof fence between points B,C,D and H; and J,K and M.
3) erect a stone wall of at least 5 feet between points E and F.
4) block up the original door/access opening on the northern gable end of the western stone barn and the openings/doors on the northern side of the stone barn which adjoins the house either with stone/block and/or opaque glass.

ACCESS

The approach to Bodwannick Manor Farm is over a private right of way which leads to the courtyard.

VIEWING

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

SERVICES

Mains water laid to a standpipe on the entrance driveway – purchaser to be responsible for final connection with South West Water Plc. Mains electricity connected. Private drainage to be installed. Broadband: Standard, Superfast and Ultrafast available (Ofcom). Mobile telephone: Three and Vodaphone variable indoors and 02, EE, Three and Vodaphone good outdoors (Ofcom).

DIRECTIONS

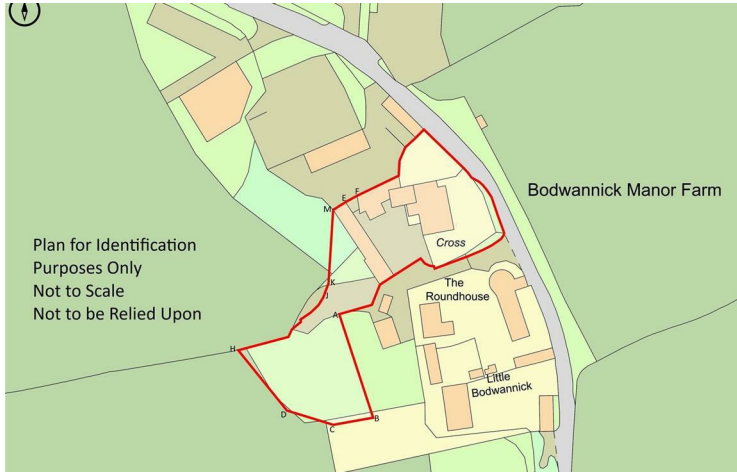
Travelling east or westbound on the A30(T), exit at Innis Downs Roundabout for St Austell and Wadebridge. Take the A389 towards Wadebridge and Lanivet. Drive down to and through the village of Lanivet. Continue up the hill and at the crossroads turn left towards Nanstallon. After a few hundred yards, at the next crossroads, turn left towards Tremore. Drive over the small bridge and after about a further hundred yards, turn right (unsignposted) and the entrance to Bodwannick Manor Farm will be seen as the third property on the left-hand side. There is a nameplate.

OUTGOINGS

Currently Business Rated - current Rateable Value £3,950

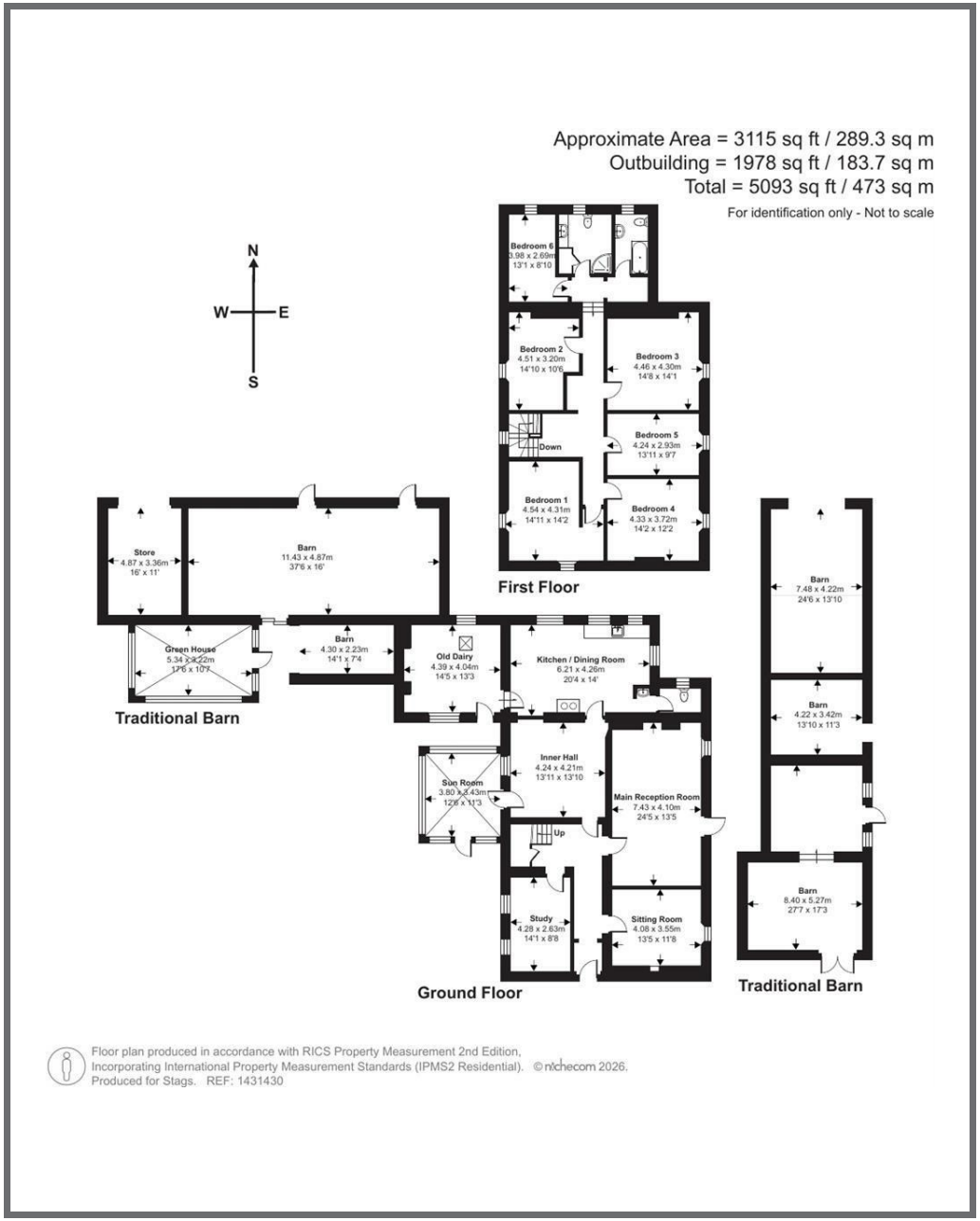






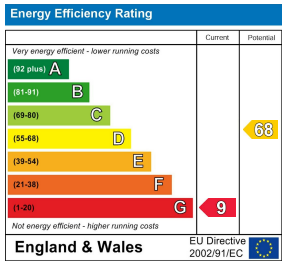
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1431430

STAGS



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