

LOWER BOSCARNE CAMEL VALLEY - NANSTALLON

Strictly Private & Confidential

JB ESTATES

EST.  1971

Lower Boscarne Farm

Camel Valley, Nanstallon,
PL30 5LG

An extraordinary opportunity to secure a versatile collection of farm properties in need of renovation, including an attractive 5-bedroom stone Farmhouse, separate 2-bedroom bungalow and spectacular unconverted barns and stables. The properties benefit from glorious countryside views and are set within approximately 27 acres of agricultural land with a variety of uses. Within the same family ownership for almost 70 years, Lower Boscarne Farm provides a rare project, set in an idyllic and tranquil position, minutes from The Camel Trail at Nanstallon, nr Bodmin.

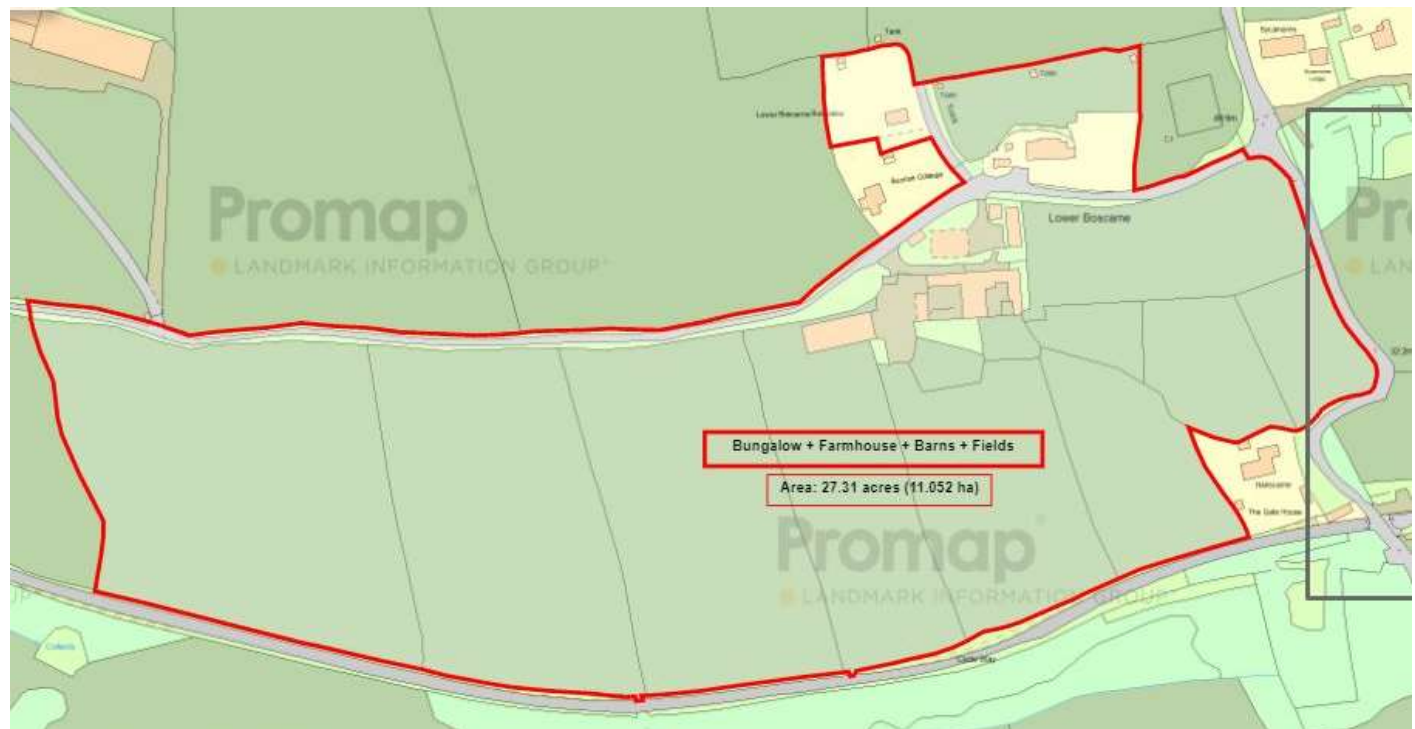
- LOT 1- An imposing, traditional 5-bedroom stone farmhouse, set in c. 5.3 acres, with pleasant views.
- LOT 2 - A detached 2-bedroom bungalow, set in an elevated position, with c. 0.5 acres, and private drive.
- LOT 3 – Large unconverted stone barns with immense potential, additional stables, two courtyards, and approximately 21 acres of grazing land.
- LOT 4 – 9.6-acre fields fronting the river Camel offering fantastic recreational use.
- Moments from The Camel Trail and world-renowned Camel Valley Vineyard.

The Camel Trail 200 mtrs, Camel Valley Vineyard 500 mtrs,
Bodmin 3 miles, Bodmin Parkway Train Station 6 miles,
Wadebridge 6 miles, Rock 11 miles, Exeter 65 miles.

Viewings strictly by appointment

Guide Price £2,500,000

FREEHOLD





LOWER BOSCARNE FARMHOUSE

The original farmhouse at Lower Boscarne, this captivating and characterful property has been in the family for approximately 65 years. Set in an unspoilt pocket of North Cornwall, close to the Camel Trail and Camel Valley vineyard, the property boasts breath-taking countryside views and many original features. Providing exceptional privacy and seclusion yet being less than 12 miles to the coast, this much-loved property offers a rare opportunity to acquire a well-proportioned country residence with mature gardens and approximately 5.3 acres. External storage sheds and a Nissen Hut in the immediate grounds. EPC Band G.

Driveway parking. There is a terrace immediately surrounding the farmhouse and lawned gardens with mature planting. A large field across the track, slopes downhill towards the Camel Trail Tea Gardens. Services: Private and mains water. Mains electricity. Private drainage via septic tank. Oil fired central heating.

Accommodation:

Ground Floor: Stone Porch with granite pillars | Entrance Hall with original encaustic tiles and stairs leading to first floor | Drawing room with electric fire | Spacious dining room with door to | Kitchen with Rayburn and walk-in pantry with door to back garden | Ground floor shower room | Utility with back stairs to first floor | Separate sitting room with open fireplace.

First Floor: Four double bedrooms all with hand basins | Family bathroom





THE BUNGALOW

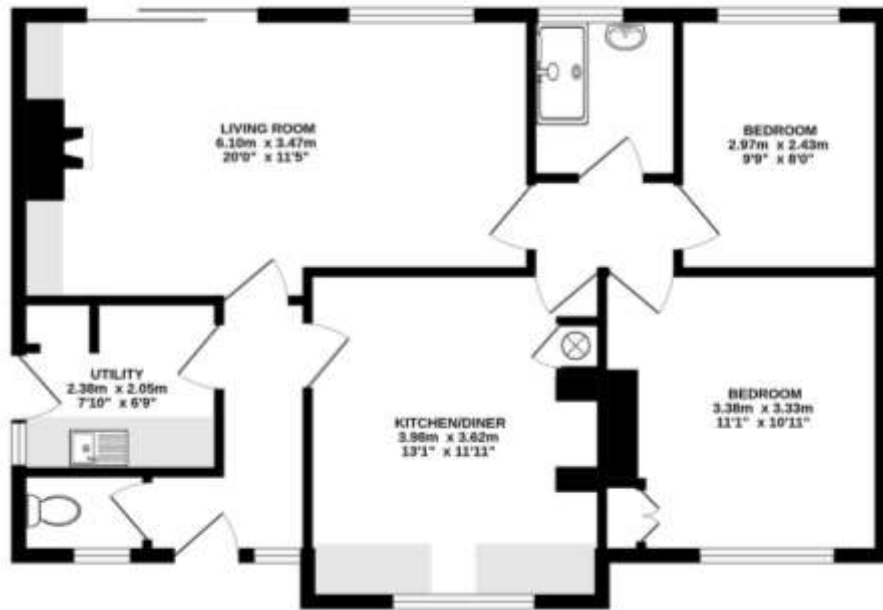
The Bungalow is a detached, whitewashed property situated in an elevated position with a picturesque countryside setting. Set in the heart of its plot, with pleasant far-reaching views across the valley, the property is functional but offers a fantastic opportunity for a new owner to add their own stamp. There is a private driveway with a mix of mature hedged and post and rail fence boundaries alongside the gently sloping lawned gardens. EPC Band E.

Front and rear gardens | Private off-road parking | Small terrace and outbuildings.

Services: Private and mains water. Mains electricity. Private drainage via septic tank.

Accommodation: 2 Bedrooms | 1 Bathroom | Cloakroom | Utility room with door to garden | Open plan kitchen/dining room | Living room with patio doors and open fire | 716 sq.ft. | EPC Band E

THE BUNGALOW
66.5 sq.m. (716 sq.ft.) approx.



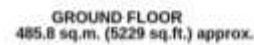
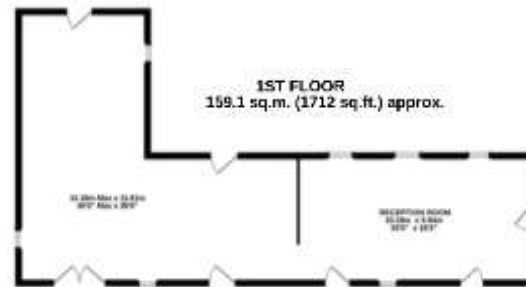


THE BARNS & GRAZING LAND
6,941 SQ.FT. (644.8 SQ.M)

These original stone barns offer exciting potential for someone to restore and convert them in a multitude of ways (subject to necessary planning). The main barn is in good condition with all original materials intact including dramatic ceiling heights, oak trusses, original granite coins and lintels and a slate roof. Currently arranged around two south facing yards, the proportions would lend themselves to one incredible property with annexes, or several individual terraced properties. The barns are situated with easy access of over 21 acres of gently sloping grazing fields towards the river Camel, that would suit a variety of uses. The majority of the sheds are serviced by electricity, and water supply and many of the sheds have excellent potential for alternative uses if required.



2 Large Two-Storey Stone Barns | 2 Single-Storey Stone Barns incorporating stable blocks | Separate Single Storey Stone Cowshed | A range of agricultural barns and storage units | Approx 21.6 acres of grazing fields.



TOTAL FLOOR AREA : 644.8 sq.m. (6941 sq.ft.) approx.

This plan is for illustrative purposes only, while every attempt has been made to ensure accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
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RIVER FIELDS

9.69 ACRES (3.92 HA)

An opportunity to acquire an unspoiled parcel of land directly fronting the River Camel with sporting rights including fishing and a variety of uses.



LOCATION

Boasting an elevated position in the heart of the Camel Valley, Lower Boscarne is surrounded by unspoilt countryside. Close to The Camel Trail and within a few hundred metres of the world-renowned Camel Valley Vineyard, offering award winning wines and tasting experiences. Nanstallon is a quiet cornish village, two miles west of Bodmin, and is home to Camel Trail Tea Garden, Nanstallon Community Primary School and a Roman fort. The market town of Wadebridge, which is only 5 miles distant, has an array of independent shops and café and is accessible via bicycle along The Camel Trail. The mouth of the Camel Estuary, including Rock, Daymer Bay and Polzeath, is within 12 miles and is one of Britain's best loved and most exclusive waterside resorts with activities for all ages. When tide and weather are against surfing in Polzeath, the river Camel, which runs between Padstow and Rock, offers a wonderful playground for sailors and water sports enthusiasts alike. St. Enodoc Golf Course lies just down the road, set in a spectacular location with dramatic views across the Camel Estuary and towards Stepper Point.



Surfing and Beaches



Cycling



Sailing on the Camel Estuary



Golf



Walking on the Southwest Coast Path

