

11 Bowood Park

LANTEGLOS, NORTH CORNWALL



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ESTATE AGENTS



- **Detached Three Bedroom Split Level Home of Over 1,800 Square Feet**
- **Open Plan Reverse Living with Balcony Wrapped Around**
- **Cast Iron Wood Burning Stove**
- **0.7 Acres of Exquisitely Maintained Established Front & Rear Gardens with Spring Fed Stream**
- **Detached Double Garage with Ample Loft Space Above**
- **Generous Driveway Parking**
- **Situated Adjacent to the Fifteenth Fairway of Bowood Golf Course with Countryside Views**



11 Bowood Park is an immaculately presented three bedroom residence of individual reverse-living design, situated alongside the fifteenth fairway of the Championship length Bowood Park Golf Course with far reaching views across the surrounding countryside. Traditionally built to a high standard and with a southern orientation, the property has an abundance of natural light and over 1,804 square feet of flexible accommodation.

The property sits centrally within exquisitely kept gardens and grounds that extend to approximately 0.7 acres, established and mature with a spring fed stream, wooden foot bridge over and large workshop with greenhouse attached.

The accommodation consists of a bright entrance hall with a short flight of stairs rising to the open plan sitting room and dining area on the upper floor, and another descending to the lower ground floor bedrooms. The ground floor accommodation continues from the entrance hallway to the principal bedroom with dressing room and en-suite three quarter bathroom. The kitchen and family bathroom complete the accommodation on this floor.

Adjacent to the entrance, the modern kitchen displays a range of matching and comprehensive floor and wall cabinets and drawers with under-cabinet lighting, integrated full-size Bosch fridge and under-counter Bosch freezer, an impressive SMEG double oven, grill and five-ring induction hob and integrated Neff washing machine. There is a large integrated pantry, central island providing extra storage and countertop space, and a stainless steel double sink with Insinkerator which sits in front of a west-facing window overlooking the fairway. The kitchen is complete with luxury wood-effect flooring and beautiful statement pendant lighting. From the kitchen there is an additional set of stairs leading to the open plan dining area which showcases views across the fairway.

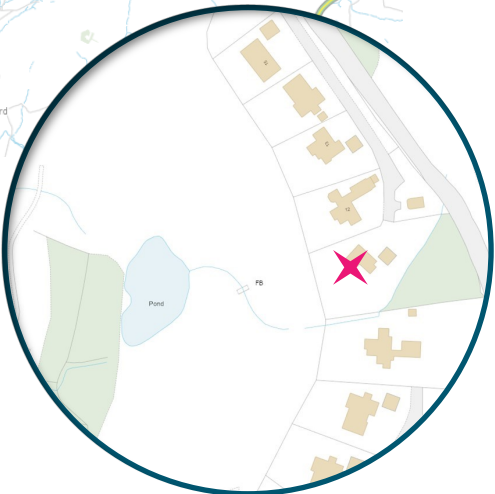
The open plan sitting and dining area has a triple aspect which includes a set of French doors that open onto the balcony. This stretches around the south, east, and west sides of the house to enjoy the fabulous views across the gardens and fairway beyond. There is also an AGA multi-fuel stove with brick fireplace surround, ample space for occasional furniture and built-in storage.

The lower ground floor accommodation has two double bedrooms, both with views out over the gardens and built-in storage, and one with additional French doors opening to the rear patio. Similarly, the other bedroom also has a single

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£695,000



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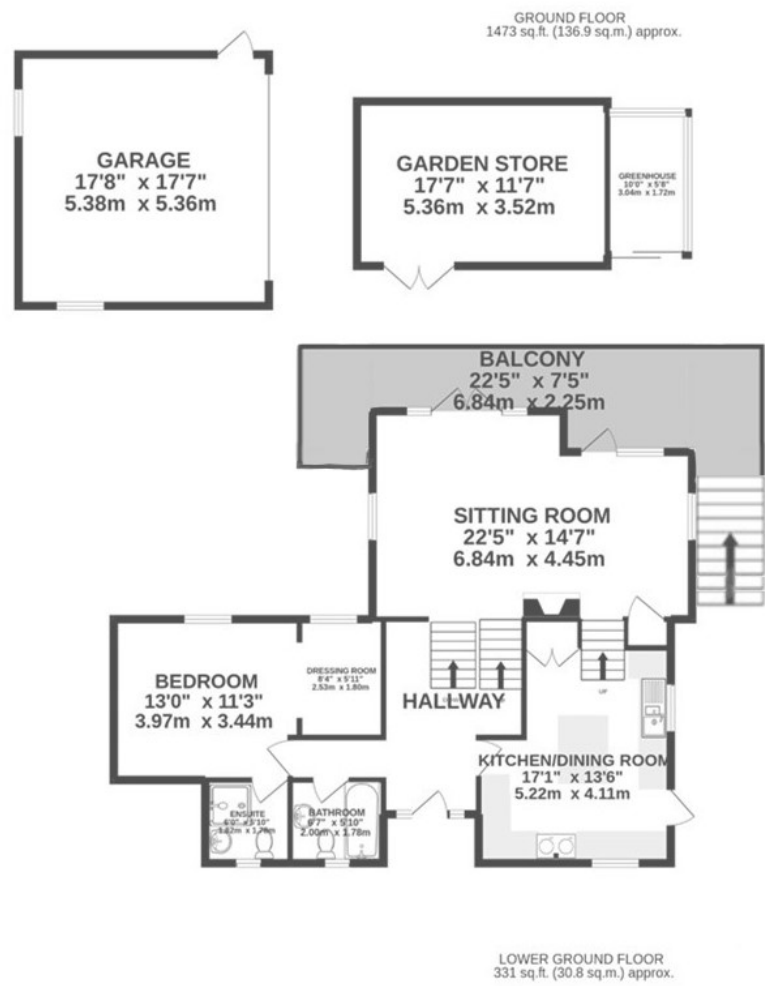


door providing access to the patio. One of these is currently used as an office and sewing room, with beautiful views out to the garden. There is also a three quarter bathroom on this lower ground floor level, with shower and heated towel rail.

Externally, 11 Bowood Park does not disappoint. From the moment you drive onto the block paved driveway, you are welcomed by beautifully manicured gardens that wrap around the house, garage and driveway. The lawn sweeps around from the rear to the front of the centrally positioned house, with a paved terrace, and wooden balcony with steps up from the side of the house, Cornish stone hedging to the side and rear, and an abundance of carefully selected plants, shrubs and established trees – many of which line the boundary providing a good amount of privacy. Enjoy spectacular far reaching views across the fifteenth fairway of Bowood Golf Course and the countryside beyond from almost anywhere in the garden. To the top of the garden, there is a workshop with power connected and modern greenhouse attached, and a section of beautiful rockery landscaping on the slope towards the bottom. There is also a secondary shed/greenhouse to the side of the property, perfect for plant nursery, propagation and storage. The detached double garage on the driveway is complete with lighting, power and plenty of built in storage and worktop space, and is also easily accessible via a side door. Services to the property include mains water and electricity, private drainage and an external oil fired Worcester Bosch central heating boiler still well within warranty and fed by a 1000litre bunded oil tank. EPC rating D. Council tax band F.

The property is uniquely situated in a prime and peaceful location with uninterrupted views across the fifteenth fairway of the highly acclaimed Bowood Park Hotel and Championship length Golf Club, which itself sits in 230 acres of rolling hills and woodland which once formed part of the 13th century deer park originally owned by the Black Prince. The location is a designated area of special landscape value. The nearby Grade I listed medieval church of St Julitta is certainly worth a visit. Just three miles distant is the spectacular North Cornwall coast with easy access to Trebarwith Strand, Boscastle, Port Isaac, Rock and Padstow. Yet, within a few minutes drive are independent shops, a post office, library, two supermarkets and health centre in nearby Camelford with the A39 Atlantic Highway less than a mile away for travel to the rest of Cornwall and beyond.

To find 11 Bowood Park, follow the A389 from Wadebridge signposted to Camelford. Driving through Helstone there is a small crossroads. Turn left signposted to Lanteglos and follow this road for approximately 0.4 miles. Turn left at the sign for number 11 Bowood Park and then follow the private lane to your left. Number 11 can be found at the end of the lane. The postcode for satellite navigation is PL32 9LA. What3words: winning.gradually.merit



TOTAL FLOOR AREA : 1804 sq.ft. (167.6 sq.m.) approx.

“Substantial & immaculately presented three bedroom residence of individual reverse living design”