

4 Bowood Park

LANTEGLOS, NORTH CORNWALL



Jackie Stanley
ESTATE AGENTS



- ***Fine Detached Family Home of Over 3,300 Square Feet***
- ***5/6 Double Bedrooms with Three Bathrooms***
- ***Two Reception Rooms***
- ***Wood Burning Stove***
- ***Approximately 0.45 Acres of Established Gardens, Grounds & Separate Orchard***
- ***Integral Double Garage with Electric Doors***
- ***Generous Driveway Parking***
- ***Situated Adjacent to the Third Green & Fairway of Bowood Golf Course with Countryside Views***

4 Bowood Park is a large and immaculately presented five/six double bedroom residence of generous proportions, situated adjacent to the third green and fairway of the Championship length Bowood Park Golf Course with far reaching views across the surrounding countryside. Traditionally built to a high standard, the property has an abundance of natural light and space and over 3,300 square feet of flexible accommodation.

The property sits within well stocked and mature gardens and grounds that extend to approximately 0.45 acres.

Noteworthy features include double glazed hardwood windows and external doors, a large stone fireplace with wood burning stove, two en-suite bathrooms, a first floor balcony and an integral double garage with electric doors.

The accommodation consists of five genuine double bedrooms to the first floor—two with en-suite bathrooms and one with a balcony overlooking the garden and fairways beyond. The family bathroom has both a paneled bath and separate shower enclosure.

The ground floor begins with a spacious entrance hall and grand staircase rising to the first floor and cupboard beneath. The sitting room has an attractive bay window and a marble effect fireplace with coal effect electric fire. The lounge is over 25 feet in length with the focal point the floor to ceiling stone fireplace with wood burning stove on a slate hearth. Patio doors open onto the patio at the rear. An opening leads through to the dining room which also has patio doors opening to the patio at the rear. There is a cloakroom and a study which would equally serve as a sixth double bedroom.

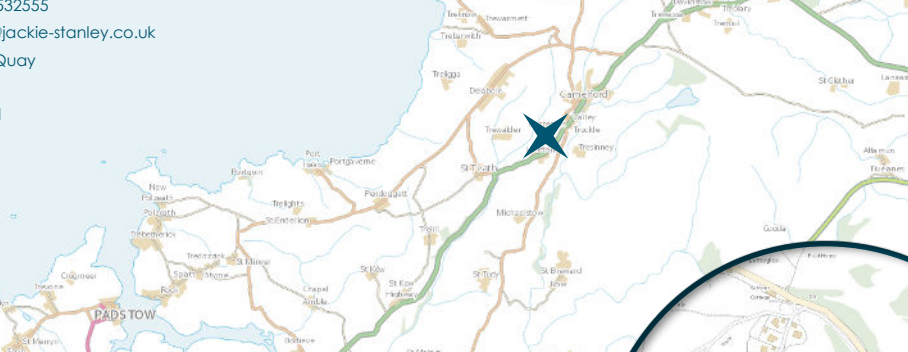
The large kitchen is fitted with a matching and comprehensive range of wooden fronted floor and wall cabinets and drawers with integrated electric hob, eye level oven and microwave and dishwasher. Through to the utility room with space and plumbing for the white goods and home to the oil fired boiler and a cloakroom. From here is access to the integral double garage with electric up and over doors.

4 Bowood Park is nestled amongst approximately 0.45 acres of gardens and grounds. The gardens are beautifully and comprehensively stocked with an abundance of plants, shrubs and trees together with patios, lawn and paths.

4 Bowood Park, Lanteglos
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£795,000 guide



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The property is privately situated in a prime and peaceful location with views across the third green and 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.

BEDROOM
16'7" x 13'4"
5.05m x 4.08m

BALCONY
13'1" x 2'9"
3.98m x 0.84m

BEDROOM
13'6" x 13'1"
4.11m x 3.98m

BEDROOM
15'7" x 13'4"
4.75m x 4.08m

BEDROOM
13'1" x 9'7"
3.98m x 2.92m

BEDROOM
22'1" x 20'3"
6.74m x 6.18m

ENSUITE
9'4" x 8'10"
2.84m x 2.70m

BATHROOM
11'7" x 11'5"
3.54m x 3.48m

ENSUITE
9'5" x 9'3"
2.86m x 2.82m

LANDING
DOWN

1ST FLOOR
1502 sq.ft. (139.5 sq.m.) approx.

GROUND FLOOR
1816 sq.ft. (168.7 sq.m.) approx.

LIVING ROOM
25'5" x 13'4"
7.75m x 4.08m

DINING ROOM
13'6" x 11'7"
4.11m x 3.54m

KITCHEN/BREAKFAST ROOM
20'2" x 13'6"
6.14m x 4.11m

UTILITY ROOM
13'2" x 11'6"
4.02m x 3.50m

SITTING ROOM
17'3" x 13'4"
5.27m x 4.08m

ENTRANCE HALL

STUDY
13'1" x 9'7"
3.98m x 2.92m

INTEGRAL GARAGE
20'3" x 17'4"
6.18m x 5.29m

PORCH

WC
6'11" x 3'4"
2.11m x 1.01m

WC
8'10" x 6'2"
2.77m x 1.93m

TOTAL FLOOR AREA : 3318 sq.ft. (308.3 sq.m.) approx.