



**Middle Barton Farm, Glynn, Bodmin,  
Cornwall PL30 4AX**



## PROPERTY DESCRIPTION

An opportunity to purchase an incredibly private and unique bungalow in a truly special location. The bungalow enjoys an incredibly high level of privacy whilst providing stunning open views to the South over open countryside.

Approached along a substantial private driveway and surrounded by open farmland you will find the incredibly secluded Middle Barton Farm. The property is surrounded by mature gardens and lightly wooded copses that bound open farmland, this affording the property an incredible level of privacy and tranquility. The property lies in mature formal gardens of approx 1.8 acres, this being made up of lawned gardens, a lightly wooded copse and wild garden areas. There are also two additional paddocks and a second driveway that leads to a detached barn and timber chalet. In total the property enjoys the benefit and enjoyment of seven acres of land and gardens.

The property has been the subject of comprehensive updating and improvement throughout, with the current owners creating a truly special home in a unique location. The property now provides a high standard of modern living that is both spacious whilst also providing an element of flexibility rarely seen in the current market. The flexible layout would allow for the creation of a spacious separate annex if required by a purchaser. The current owners have increased the efficiency of the home with addition of solar panels and improved insulation, this providing the property with much lower than average energy running costs.

Presently the bungalow provides four spacious double bedrooms, two of these having the benefit from en-suite facilities. There are two living areas, both of these enjoying direct access to the gardens, the main living area walking out to a full width private decked terrace. The owners have also updated the spacious family kitchen dining room, this room providing access to an additional dual aspect snug that overlooks the gardens.

Externally there is a detached timber and block barn that previously housed six stables with additional tractor and hay storage plus ancillary rooms. The owners have previously investigated the potential of creating a new eco home as a replacement for the barn, the barn is approached by a secondary driveway and received a positive reaction from the owners architect. The current barn measures approx 4000 sqft (370 sqm), this would provide a spacious second property that would also enjoy a great degree of privacy. There is also a separate detached timber chalet, this having been used by visiting family, this could make an ideal holiday letting property, again this is accessed via the separate secondary driveway so would retain the privacy of the main home.

To the rear of the property there is further paddock beyond the formal gardens, this paddock being bounded by mature hedging with fencing to the southern boundary, this paddock measures approx 2.6 acres. The paddock has stunning open outlook and enjoys far reaching rural views over open countryside towards the south coast. The property also has the added benefit of a secondary paddock which measures approx 2 acres.

A fantastic opportunity for any buyer seeking a high level of privacy and seclusion yet being just minutes from road and rail links.

A viewing of this stunning home is very highly advised. Please contact our office to arrange your personal viewing.





## Location

This stunning private bungalow that is surrounded by open farmland is situated on the edge of Fletchersbridge in the Glynn valley close to Cardinham Woods. Fletchersbridge lies in a quiet tucked away yet easily accessible location a short distance from Bodmin. Picturesque Fletchersbridge and the nearby Cardinham Woods are enjoyed all year round by both walkers and cyclists, there are miles of safe woodland trails and walks set within this Forestry Commission owned woodland.

The nearby village of Cardinham offers a primary school, a parish hall and a church, and is situated on the edge of Cardinham Woods, The nearby National Trust owned Lanhydrock House is approximately three miles away to the south whilst Bodmin is also conveniently located just three miles away. Bodmin provides a wide range of shops together with a choice of supermarkets, schooling and leisure facilities.

Middle Barton Farm is also perfectly located for both coastlines, being almost equidistant to both the north and south coasts of Cornwall. To the south waterside towns are found such as Fowey with its creeks and sailing waters are within easy reach, an ideal location for the keen sailor. The north coast is within easy reach also, the nearby towns of Wadebridge and Padstow being found on the edge of the Camel Estuary. The Camel Estuary meanders its way past Wadebridge towards Padstow with the 18 mile long Camel trail that links Bodmin to both towns.

The nearby Bodmin Parkway mainline train station is just minutes away from the property by car, this providing easy access to Plymouth and onwards towards London Paddington. Newquay airport is 18 miles away, this airport now providing both UK and European flights. The capital city of Truro is 26 miles away with its far wider range of both national and independent shops and facilities. The property is also well located for access to the road network. The A38 is just 2 miles away, this providing access to the A30 and also towards Plymouth which is 30 miles to the East. The main A30 can be found just over two miles away, this road providing access towards Exeter and the M5 to the East and Penzance to the West.

A stunning, private tucked away tranquil setting, yet benefitting from all the advantages of being within minutes of Bodmin and the nearby road and rail networks.

Middle Barton farm really does provide a buyer with a tremendous level of privacy, yet has an open and airy feel with stunning far



reaching views, a truly special location and a rare opportunity.

## Directions

The property enjoys a tucked away and private location. we would advise any viewer to contact the office prior to travelling to the property.

From the A30 at Bodmin proceed on the A38 heading towards Plymouth. As you drive along this road you will approach Turfdown roundabout, at this roundabout follow the signs for Cardinham Woods. As you proceed down this road follow the road through Fletchersbridge and you will pass 'Stable Art' on your right hand side, continue along this lane for just under one mile. As you proceed on the lane you will see a sign to your right for Glynn Barton Cottages, turn right here and follow the lane until you find Middle Barton Farm to your left, take a left turn, then take the lower of the two drives, this will lead you to the property.

## Additional Information

Tenure - Freehold.

Services - Mains Electricity, Private Water, Drainage And Oil Supply.

Council Tax - Band C Cornwall Council.

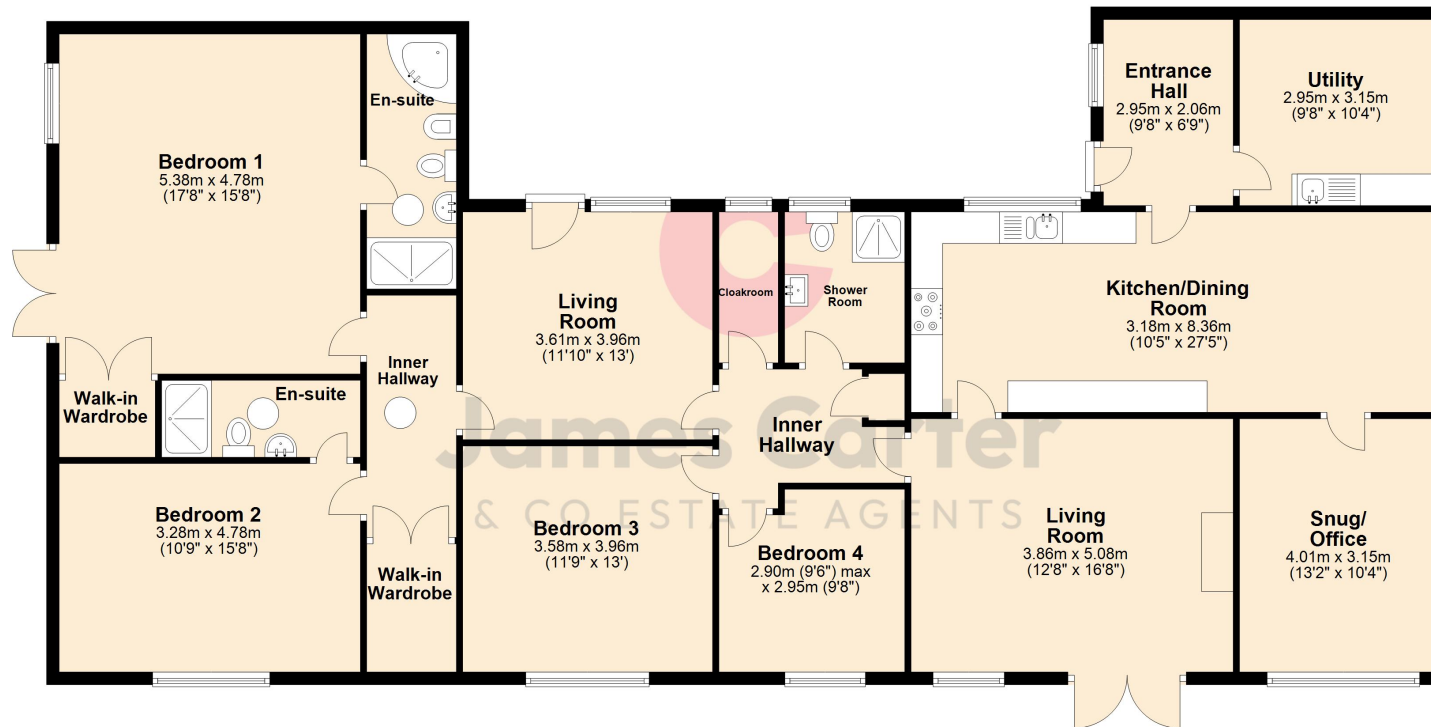
The owners own the solar panels that are installed at the property, these were installed in 2012 and have a 25 year agreement on the higher rate feed in tariff for this period from 2012. The current owners have also had additional insulation fitted within the attic space, this further increasing the energy efficiency of the property.

The owners have also recently installed an upgraded new water pump to the private water supply.

# FLOORPLAN

## Main Property

Approx. 192.0 sq. metres (2066.4 sq. feet)



Total area: approx. 192.0 sq. metres (2066.4 sq. feet)

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