



5 Bowood Park



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Lanteglos
Camelford
Cornwall
PL32 9LA

4 Bedrooms
4 Reception Rooms
5 Bathrooms
281 Sq. Metres

Guide Price £765,000



The Property

Deceptively large home on a generous plot overlooking a golf course, woodland and rural fields.

IN THE OWNER'S WORDS

We have enjoyed living at Bowood Park because of the sense of space within the house and seeing the varied wildlife; the wonderful sunsets are a picture and the views are fabulous. Watching the golfers is always fun.

PROPERTY DESCRIPTION

Set privately on a 1/2 acre plot in an exclusive estate of homes built in 2001 that overlook Bowood Golf Course. This substantial home has the benefit of having woodland and rural views over the neighbouring farmland as well as views over the golf course.

A sweeping drive leads to the detached double garage and there is ample parking for multiple cars or recreational vehicles. The front porch has a few steps and a ramp up to the front door. An inner reception hall has a cloakroom to one side and double-glazed doors opening to a large dining hall which has windows looking west over the neighbouring fields.

The adjacent kitchen has an island with a marble worktop, double ovens, a gas hob, built

in full-size fridge, Bosch dishwasher & wine rack. Shaker style cabinets offer plenty of storage and tri aspect windows over the worktop provides plenty of natural light. The appliances have all been replaced in the past two years. A door leads to a separate utility room with matching cabinetry and worktop.

To the rear of the house is a generous sitting room with a gas fire on a slate hearth. This triple aspect room has three sets of patio doors opening to the wrap around deck, ideal for entertaining and enjoying the surrounding views.

Half a flight of stairs lead down to two large double bedrooms one with an en-suite shower room, the other an en-suite bathroom, both with wall to wall built in wardrobes. On the ground floor is a very large master bedroom with a shower en-suite. French doors lead out to a patio area overlooking the garden.

A former bedroom has been converted into a good sized office. Double doors then lead from here to a guest suite. There is a double bedroom with an adjoining spacious wet room and a large reception room which looks out to the garden. This suite provides the opportunity for an independent annexe to the house, having its own access and plenty of scope to install a kitchen.

Wrapping around the house is an expansive raised wooden deck which offers views over the garden, woodland, golf course and farmland. With doors leading out from the principal reception rooms, owners can enjoy al fresco dining while watching the sunset. The large plot is lawned and has a stream running along its western boundary terminating in a pond set within woodland at the far end of the garden.











Surrounding Area

The property is situated in an area of Special Landscape Value just outside the tranquil countryside hamlet of Lanteglos, which is a short distance from the historic old market town of Camelford with an array of facilities such as primary and secondary schools, shops, cafes and pubs and doctors surgery.

The home overlooks the 15th hole of Bowood Golf Course. The club is set in 230 acres of rolling hills and woodland which was once a 13th century deer park.

Close to the stunning moorland features of Roughtor and Brown Willy, some fantastic sandy beaches, secret coves and spectacular cliff walks, this is the perfect location from which to explore all that Cornwall has to offer.

Lanteglos is just 2 minutes off the A39 'Atlantic Highway' providing easy access to the Camel Estuary and all that North Cornwall has to offer. The A39 also provides access to stunning beaches such as Crackington Haven, Widemouth Bay and Bude.

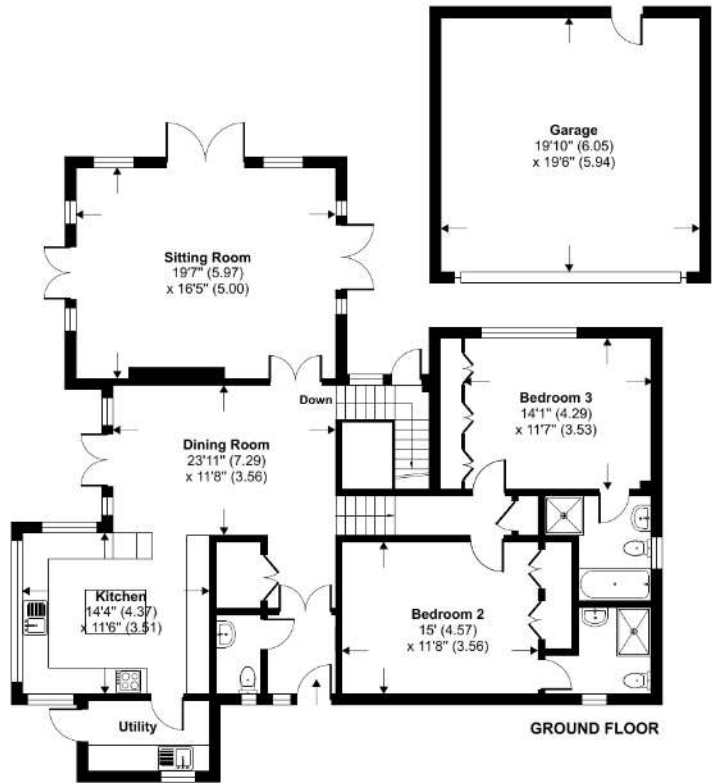
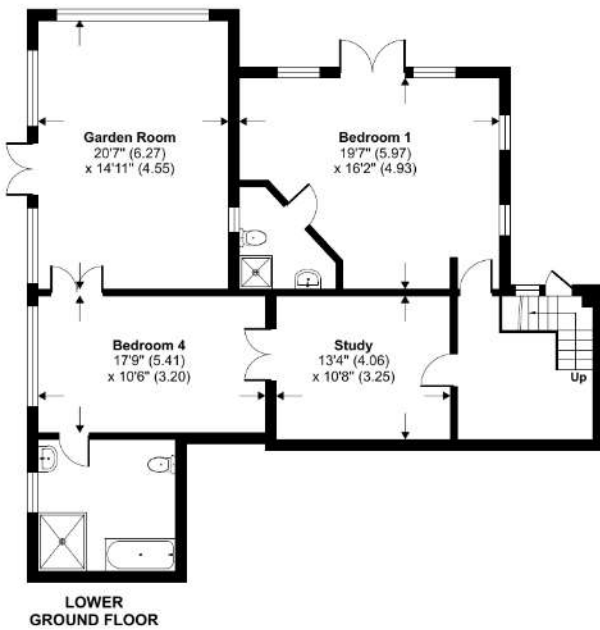




Bowood Park, Lanteglos, Camelford, PL32

Approximate Area = 3115 sq ft / 289.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Humberts. REF: 953280

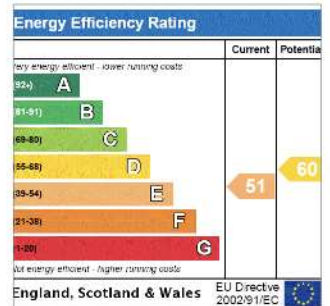
Additional Information

Services: The property has mains water with private drainage by way of a Klargester water treatment unit. The central heating system uses LPG. Ultrafast broadband is available with fibre to the house.

Council Tax: Band G

Tenure: Freehold

Local Authority: Cornwall Council



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