





**Courtledge Mill
Kirland
PL30 5AA**

- 4 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- 287 Sq. Metres

**Guide Price
£895,000**



A stunning detached Mill conversion of approx. 3000 sq. ft with outstanding south facing countryside views

This impressive, detached Mill home is accessed via a sweeping driveway off a long, private road that services only two other properties. This driveway continues to the side of the property where there is ample parking, including three undercover bays and a single garage as well as a large wood store.

On the ground floor of this stunning property, you will find a spacious entrance hallway with an open staircase leading up to the first floor. The focal point of this area is the water wheel which has been fully restored. This amazing piece of history can be turned to make a unique, indoor water feature.

Doors from the entrance hall take you to the master bedroom with ensuite shower and French doors leading out to a private patio area. A separate cloakroom and large, walk-in storage area are also accessible from this hallway.

Further along the hall you will find a family bathroom, a utility room, a large second bedroom, again with ensuite shower room and two double doors opening onto the lawned garden and a further two good sized double bedrooms each also with doors opening onto the garden.

On the first floor, the feeling of space and light welcome you whilst still maintaining so many of the original features from its time as a working mill. The 31' open plan kitchen/breakfast room has windows on three sides and Juliette balconies with stunning countryside views.

The bespoke Kettle kitchen has a fantastic range of base and wall mounted cabinetry, with a large central island with solid granite worktops. The integrated appliances include a Neff oven and combi-oven, Neff freezer, Liebherr fridge, AEG induction hob and Miele dishwasher.

Karndean flooring runs through the entirety of the first floor. The vaulted ceilings with exposed rafters, gives the home a sense of period splendour.

Glass sliding doors separate the lounge from the kitchen/dining room allowing line of sight from one end of the property to the other. The 46' lounge has the WOW Factor in abundance. The Stovax Wood burner, set in a large inglenook fireplace, at one end of this immense room creates a warm, cozy area. A further seating area has been created at the other end of the room where French doors open out to a Juliette balcony with views out over the garden beyond. A substantial dining table separates the two lounge areas.

There are doors leading down a few steps to the front driveway from both the kitchen and sitting room.

A 'secret' door leads from this room to a good sized office that could equally be used as a craft room or children's playroom.

Outside, a gate from the parking area leads into a wonderfully private rear garden with far reaching countryside views. This mostly walled garden is laid to lawn with a large, paved patio area and hot tub. There is power, water and lighting outside. From the garden, access can be gained to the converted piggery that has the potential to make a cosy annexe (subject to planning) as well as to further outbuildings. At the southern-most point of the garden is a peaceful, treelined area at the bottom of the garden with the remnants of an old building and pond is a lovely area for wildlife.

The property has an extensive driveway, large car port and various other outbuildings providing ample storage and parking for multiple vehicles.







Owner's Words

"It was by chance we saw the Mill, viewed it and fell in love with its setting in this quiet part of the countryside on the outskirts of Bodmin.

Its location has provided us with easy access to Plymouth, Exeter and the wider parts of Cornwall via the A38 and newly improved A30. Bodmin has so much to offer, with several supermarkets, a cinema, steam railway and lovely areas of natural beauty including the Camel Trail.

Our home has been the perfect place to entertain our friends and family over the years, be it indoors in our enormous lounge or outside in our beautiful garden with its fire pit and hot tub. The talking point has always been our waterwheel, which sits in the heart of our home. This, together with the links to the English novelist & poet Thomas Hardy, makes this a unique place to live."

Surrounding Area

Courtledge Mill lies on a peaceful south facing slope on the outskirts (and within easy reach) of the town of Bodmin and approx 2 m from the A30. The countryside here is undulating and lightly wooded and thought by some to be the most beautiful in the county. Bodmin is geographically almost central to the whole of Cornwall, and therefore superbly placed for reaching all that the county has to offer. The town has all amenities one would require including a college, sports centre, doctors' surgery, dentists, banks, supermarkets, community hospital etc.

The cathedral city of Truro is a drive of approximately 25 minutes. Bodmin Parkway Railway Station is about a 10 minute drive from the property and offers regular service to Paddington.

Cornwall is well known for its warm climate, with lovely beaches on both the north and south coast for surfing or kayaking. The nearby Camel Estuary is ideal for sailing or water skiing. There are fine walks along the coast or across the moors, The "Saint's way" (a 27-mile historic walk from Padstow to Fowey) is approximately 3 miles away. Quaint fishing villages like Port Isaac and Padstow (both around 15 miles away) are ideal day trips as are numerous National Trust and Heritage houses and gardens, The Eden Project and Lanhydrock (National Trust) house, gardens and golf course are ten and two miles distant respectively. For cyclists, there is a network of bicycle trails at Cardinham woods (4.5 miles). Newquay Airport (16 miles) provides regular domestic and international flights.



Courtledge Mill Kirland Farm, Bodmin, Cornwall, PL30

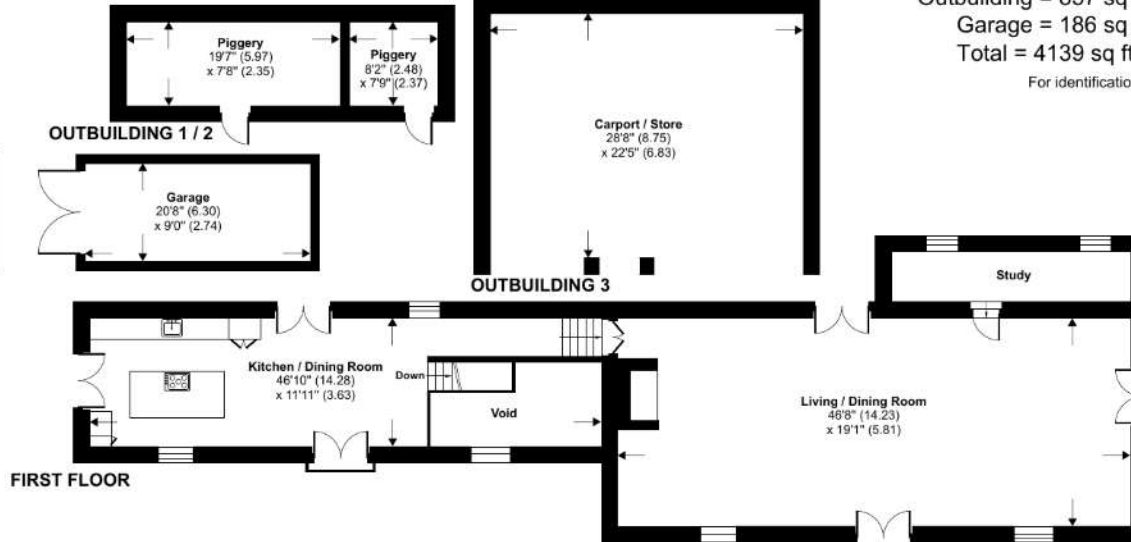
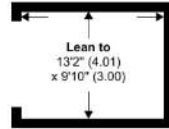
Approximate Area = 3096 sq ft / 287.6 sq m (excludes carport / store & void & lean to)

Outbuilding = 857 sq ft / 79.6 sq m

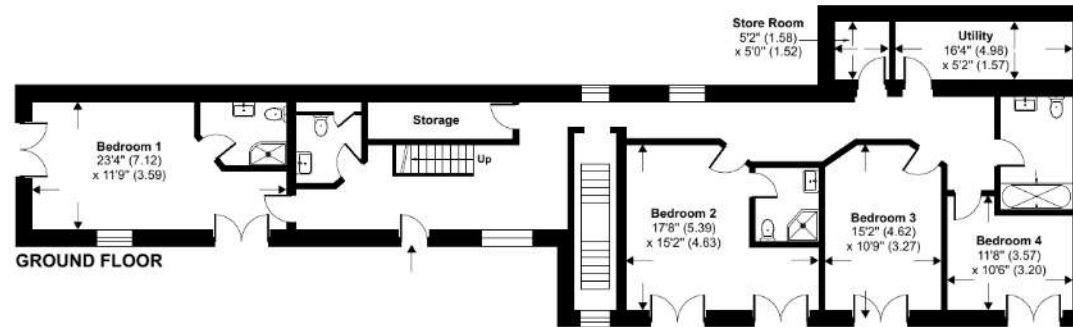
Garage = 186 sq ft / 17.2 sq m

Total = 4139 sq ft / 384.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Humberts. REF: 1162915



Energy Efficiency Rating	
Current	Potential
Best energy efficient - lowest running costs	
A (92-100)	64
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Worst energy efficient - highest running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Additional Information

The property has oil fired central heating, mains electricity water and drainage.

Council tax band G

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