



# Landabethick

Blisland, Bodmin, Cornwall PL30 4QZ







## *Landabethick*

Blisland, Bodmin, Cornwall PL30 4QZ

£1,350,000 Guide Price

Charming, 6 bedroom detached farmhouse

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Excellent range of traditional farm buildings  
suitable for a variety of uses

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In all about 77 acres comprising a combination  
of good agricultural land and woodland

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Parking, garaging and workshop space

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Unrivalled, private position at the end of a  
private drive

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Freehold with vacant possession available

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## Situation

Set within its own land and reached via a private drive, the property enjoys an exceptionally secluded position with no nearby neighbours. Just moments away lies the highly desirable moorland village of Blisland, home to a Grade I Listed church with Norman origins, a charming village Inn, village hall, and a thriving community run shop and post office.

Beyond Blisland stretch the vast, atmospheric landscapes of Bodmin Moor, an ancient granite moorland offering limitless opportunities for walking, outriding and outdoor pursuits. The area is perhaps best known for Brown Willy, Cornwall's highest point, and its neighbouring tor, Rough Tor.

Landabethick is positioned almost equidistant from Cornwall's north and south coasts, providing convenient access to numerous sandy beaches and scenic coastal villages and towns, including Padstow, Polzeath, Rock and Looe, as well as the renowned coastal footpaths.



Cornwall's main transport route, the A30, lies just five minutes from the property, giving convenient links in all directions. Nearby Bodmin, the former county town offers comprehensive facilities and a mainline rail station. Regional airports at Newquay and Exeter are situated roughly 21 and 60 miles away respectively.



Landabethick combines superb isolation with excellent accessibility, offering complete privacy without sacrificing proximity to everyday facilities, local infrastructure and varied recreational pursuits. Having remained in the same ownership for well over 50 years, the property presents a uniquely special buying opportunity seldom seen in this area.

## Landabethick House

The history of Landabethick House is lost in the midst of time, although its origins are believed to be from the 1700s, comprising an ancient farmstead. The principal stone house has been extended and now comprising extensive living accommodation (approximately 3,091 sq ft) over two floors. The accommodation is mostly south westerly facing, making the most of the country views over its own land and ancient woodland.

An inviting **Entrance Hallway** leads to both the **Sitting Room** and the generous **Living Room**, the latter opening into a bright **Conservatory** with doors to an attractive **Sun Terrace**. The ground floor also includes a **Cloakroom**, a well appointed **Kitchen**, a separate **Breakfast Room**, and a practical **Utility Room**, offering excellent day to day convenience.

Upstairs, the first floor is arranged to provide a spacious **Master Bedroom** complete with **Dressing Room** and **En Suite**. A **Family Bathroom**, additional **Cloakroom**, and **five further bedrooms**, one currently used as a **study**.

Landabethick offers exceptional versatility for modern family life. With multiple reception rooms, a dedicated breakfast area, and six additional bedrooms, the layout can easily accommodate changing needs. The Conservatory and Sun Terrace create additional family leisure spaces, while the generous bedroom configuration allows for playrooms, guest rooms, or dedicated study areas as required.



Landabethick House Blisland, Bodmin, PL30

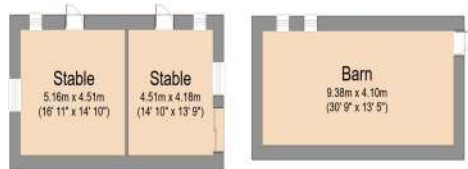
Total floor area 287.1 sq.m. (3,090 sq.ft.) approx

Floor Plans

Outbuildings

Blisland, Bodmin, PL30

Total floor area 64.8 sq.m. (698 sq.ft.) approx



Ground Floor  
Floor area 64.8 sq.m. (698 sq.ft.) approx



First Floor



Ground Floor  
Floor area 171.2 sq.m. (1,843 sq.ft.) approx



First Floor  
Floor area 115.9 sq.m. (1,248 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.

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Created using Vision Publisher™



## Buildings

Of particular note is the opportunity to utilise outbuildings for alternative uses (subject to the necessary planning consents).

The two principal stone with slate roof Barns (one single storey and one with loft over) currently providing general garden and domestic storage. Beyond these is a converted former farm building, now providing a Large Garage and Workshop with roller door; ideal for storage of your mobile home, caravan, classic car, or conversion for equestrian use.

## Land

Landabethick extends to some 77.05 acres, with the house and buildings situated centrally within the land, ensures absolute privacy. There is approximately 37 acres of mostly gently undulating pasture and arable land. Beyond this, is the woodland, with pretty stream frontage, providing ample wood for your open fire or woodburner.

The principal aspect of the house looks over its own land, particularly towards Higher Coldrinnick Wood, located on the opposite side of the valley. Higher Coldrinnick Wood is an ancient woodland, largely undisturbed for many hundreds of years, ownership of which ensuring complete control of the vista from the house. The Camel Trail, well known for walking and cycling, is accessible a short distance beyond, via a private right of way along a Forestry Commission track.

The land offers tremendous opportunities for farming/smallholding, amenity, equestrian use and for those with sporting interests. Why not establish your own cross-country course or shoot?



## Additional Information

### Tenure

The farm is offered on a freehold basis, noting an adjoining farmer has been renting the farmland, with opportunities for this agreement to be renewed, offering a source of income to the property.

### Farm Plan

The farm plan is based on Ordnance Survey extracts, the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

### Easements, Wayleaves and Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property





**Boundaries**

Any purchaser shall be deemed to have full knowledge of all boundaries and neither Vendor nor the Vendor’s agent will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the Vendor’s agent whose decision acting as Expert shall be final.

**Photographs**




Taken in June 2023 and March 2024.

**Local Authority**

Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin, Cornwall PL31 2FR.

**Services**

Mains electricity, Private water & drainage. Oil fired central heating. Positioned on the house is a 4kW PV system generating the property’s own electricity, with surplus fed to the grid providing a useful small income.

-  EE Rating - D
-  Council tax band - E
-  Directions - What3Words - ///coconut.skillet.commit

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



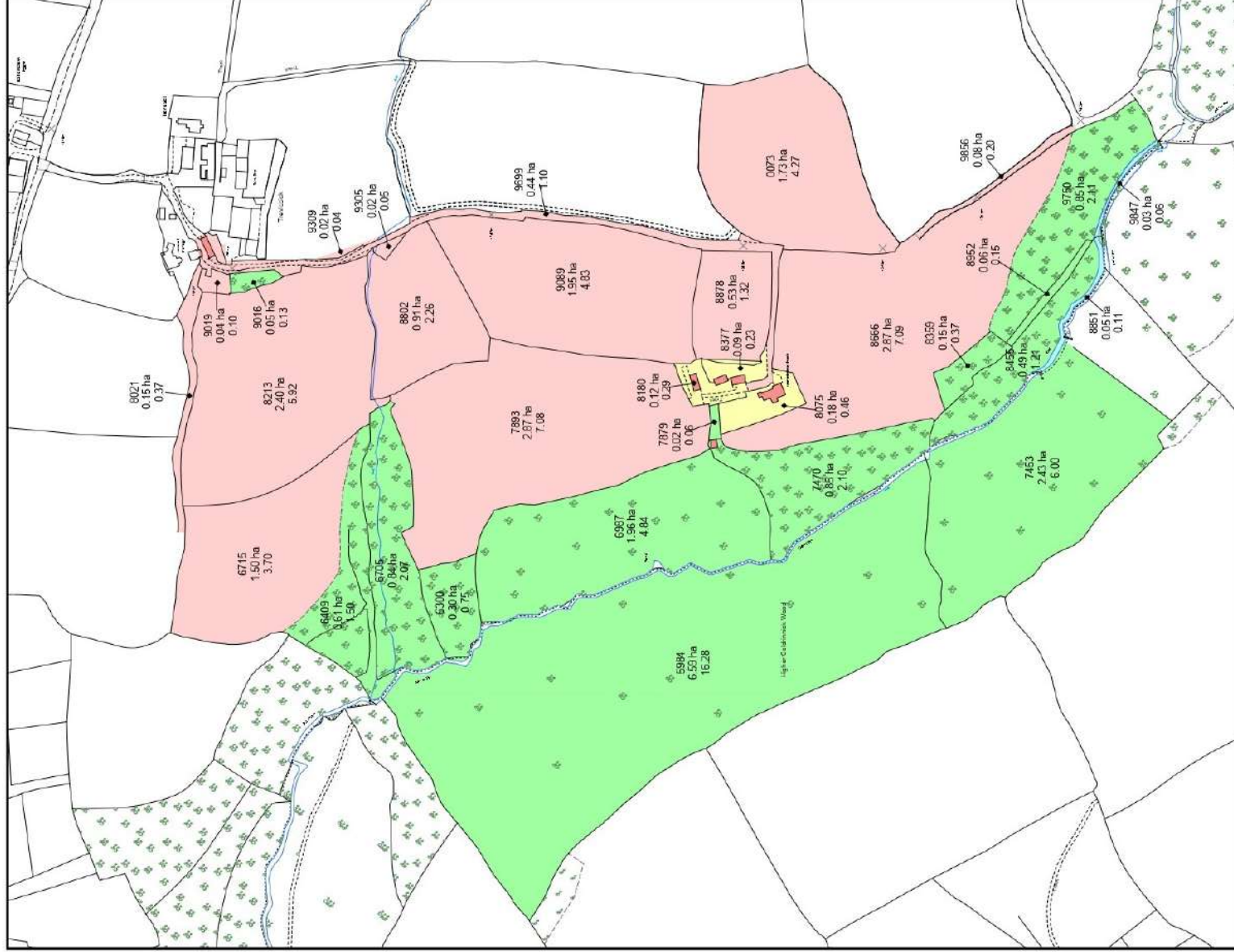
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Scale 1:15133 (at A4)

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**Landabethick Farm, Blisland, Bodmin**

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Scale  
1:4,000  
@ A4

Drawing No. Y21713-01 Date 04.03.24



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