

An aerial photograph of a rural property in Cornwall. The main house is a white, single-story building with a grey roof and a red chimney, situated on a green lawn. To the right of the house is a long, dark wooden barn with solar panels on its roof. A dirt path leads from the barn towards the house. In the foreground, a stone wall separates the lawn from a grassy field where several black cows are grazing. The background features rolling green hills under a blue sky with scattered white clouds.

D. R. Kivell
COUNTRY PROPERTY

Ruby Park
Treveighan, Cornwall



Ruby Park

Treveighan, St Teath, Bodmin, Cornwall, PL30 3JN

Camelford 4 miles · **Bodmin** 10 miles

Launceston 20 miles · **Bude** 20 miles

 4 Bedrooms  3 Reception Rooms

 8.60 Acres  EPC E44

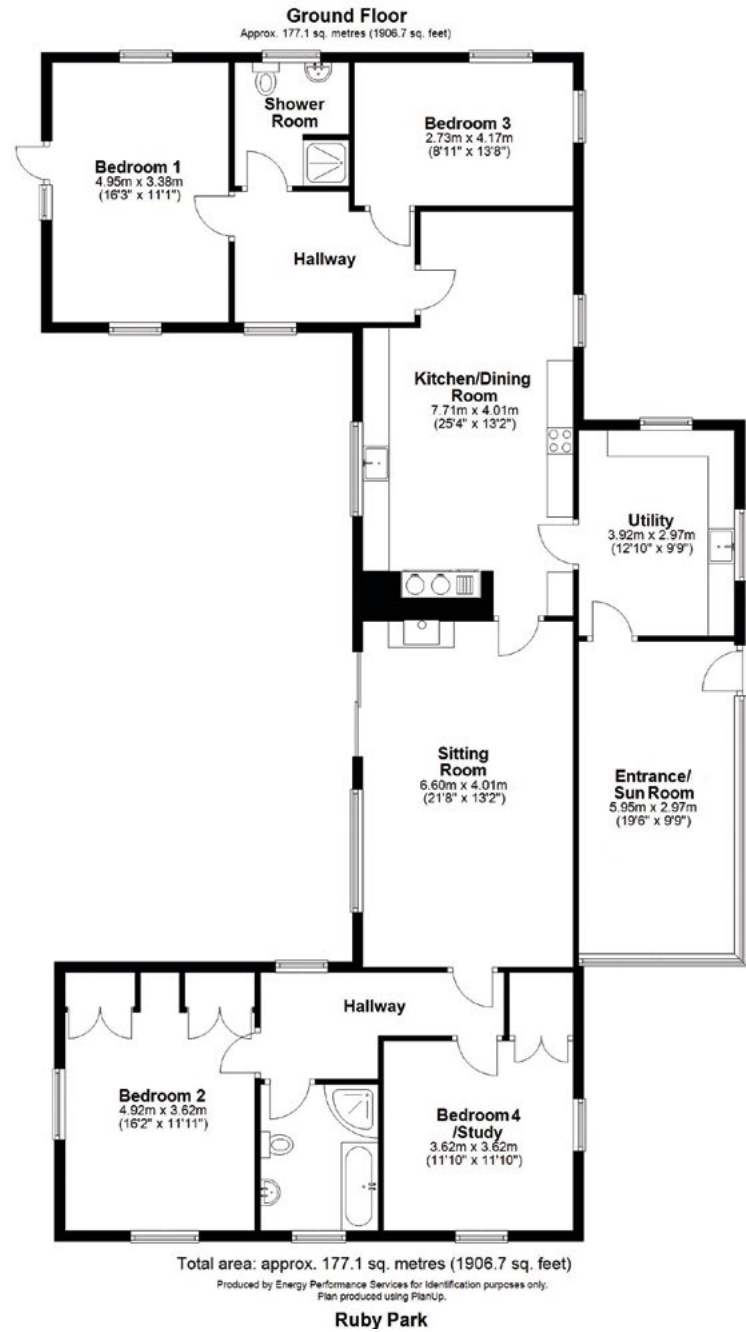
Secluded and well presented 4 bedroom bungalow providing spacious and versatile accommodation set in lawned and landscaped gardens. Indoor heated swimming pool. Livestock / general purpose buildings. 8.60 acres of paddocks, wildlife pond. River frontage. Further land available. No onward chain.



Ruby Park is situated on the edge of the village of Treveighan, which is in the rural parish of St Teath. Camelford is 4 miles to the north which is served by a convenience store, Public houses, take-aways, hardware store & Post Office and a primary school. Wadebridge is 9 miles to the southwest, Bodmin 10 miles to the south, Launceston 20 miles to the East and Bude 16 miles to the North.

Ruby Park has a most appealing well proportioned 4 bedroom, 2 reception room bungalow which provides comfortable and versatile family living, set the centre of is 8.60 acres of land.

The bungalow is well presented providing spacious and flexible family living and benefits from oil fired central heating, double glazed windows and doors. The accommodation briefly comprises: Rear Entrance / Sun Room; a dual aspect room, tiled floor. Stable door leads; Utility / Boot Room; dual aspect room, tiled floor, fitted base units, Butler's sink, space and plumbing for washing machine and tumble dryer, part glazed stable door leads to; Kitchen / Dining Room; a dual aspect room windows to the rear and front with views over the garden land, pond and surrounding countryside, fitted wall and base units, built in dishwasher and electric hob, extractor above, inglenook style fireplace, Heritage oil fired range cooker with back boiler providing domestic hot water and central heating, central island - black granite inlay, tiled floor. Inner Hall; Window overlooking the garden. Bedroom 1; triple aspect room, windows to the sides and window and door to the front opening to the paved patio and lawned garden. Shower Room; Window to the side, shower, w/c, wash hand basin. Bedroom 3; dual aspect room overlooking the garden. Sitting Room; Cut stone fireplace, woodburning stove on a slate hearth, wood laminate floor and window with sliding patio door to the front, opening to the patio and garden, countryside views. Inner Hall; Window to the side, laminate flooring. Bedroom 4 / Study; A dual aspect room windows to the rear and side overlooking the garden. Family Bathroom; Corner shower, bath, w/c, vanity unit wash hand basin, tiled floor, fully tiled walls, window to the side. Bedroom 2; dual aspect room, window to the front and side, fitted wardrobes and storage cupboards.



Outside

From the quiet country lane Ruby Park is situated at the end of a private entrance drive bordered on one side by a tree lined lawned verge and paddock, which continues to the buildings and rear of the bungalow. The lawned gardens are arranged to the front and side of the bungalow, interspersed with a variety of flowering trees and trees. There is large, paved patio at the front which is ideal for alfresco dining and a hot tub with views over the surrounding land. There is a parking area on the approach to the bungalow for several cars.

Buildings

Garage / Workshop: 8.85m x 4.35m (29'0 x 14'3)

Electric roller door to the front, pedestrian access door the side and window to the front. Power, water and drainage connected.

Swimming Pool Building: 11m x 5.12m (36'1 x 16'9)

Pump/Boiler Room: 2.34m x 1.68m (7'8 x 5'6)

Aluminium Framed Greenhouse: 3m x 2.50m (9'10 x 8'2)

Garage / Store: 7.27m x 5.65m (23'10 x 18'6)

Concrete floor, manual up and over door to the front

Linhay Store: 8.35m x 3.00m (27'4 x 9'10)

Livestock Building / Looseboxes: 32m x 4.61m (104'11 x 15'1)

The turnout yard at the front with gates opening to the paddock.

General Purpose / Machinery Store: 15.44m x 6.65m (50'7" x 21'9")

Livestock / General Purpose Store: 15.44m x 6.35m (50'7" x 20'9")

Yard area to the front opening to the paddock





The Land

The land extends to approximately 8.60 acres, divided into two paddocks enclosed within treelined Cornish bank hedging and stock proof fencing. The land benefits from direct access to the buildings or entrance lane and mains water troughs. There is also an enclosed wildlife area, pond and river frontage on the eastern boundary. Further land is available by separate negotiation.



Services

Water	Mains
Drainage	Private Septic tank
Electricity	Mains
Heating	Oil Fired Central Heating from the Heritage Range / Wood burner in the Sitting Room. Wood fired boiler for the swimming pool
Renewables	Solar photovoltaic panels on the roof of the livestock building with a feed in tariff
Telephone & Broadband	Open Reach Connection www.checker.ofcom.org.uk
Mobile Signal	checker.ofcom.org.uk
Council Tax Band	D
EPC	E44

Local Authority

Cornwall County Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. 0300 1234100

Tenure

The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property 01822 810810. All viewings are to be accompanied without exception.

What3words Location Finder

compacts.sponge.Monday

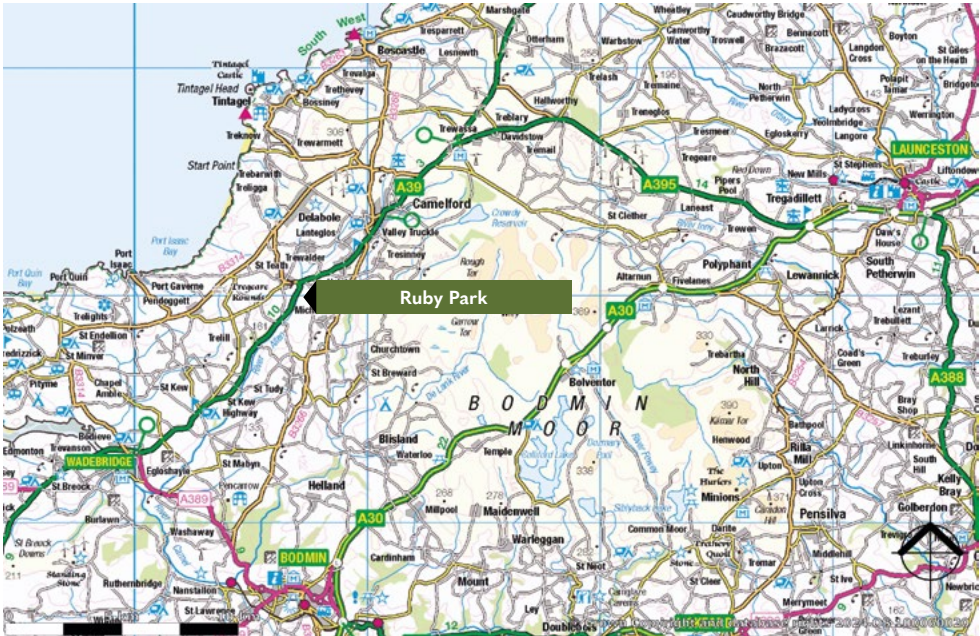
Directions

From Camelford take the B3266 for approximately 0.8 miles then turn right onto the A39. Continue for approximately 0.3 miles, turn left towards Bodmin, proceed for about 2 miles, turn right. Continue for 0.6 miles, turn right, then left onto Chapel Lane, after a short distance right onto Folders lane. Continue to the end of the lane to Ruby Park.

Agent’s Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoings, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		





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