



30, Berrycoombe Road



30, Berrycoombe Road

, Bodmin, PL31 2NR

Padstow - 15 miles (12 miles on the Camel Trail) Fowey - 12 miles Truro - 25 miles

A handsome and beautifully appointed Grade II Listed Period home set with an attractive walled garden

- Impeccably presented
- Stylish and sympathetic to the Period
- 4 Reception Rooms
- Contemporary integrated kitchen
- Two shower rooms
- Three bedrooms
- Walled garden with sun terraces
- Useful outbuildings
- Freehold
- Council Tax Band C

Guide Price £457,000

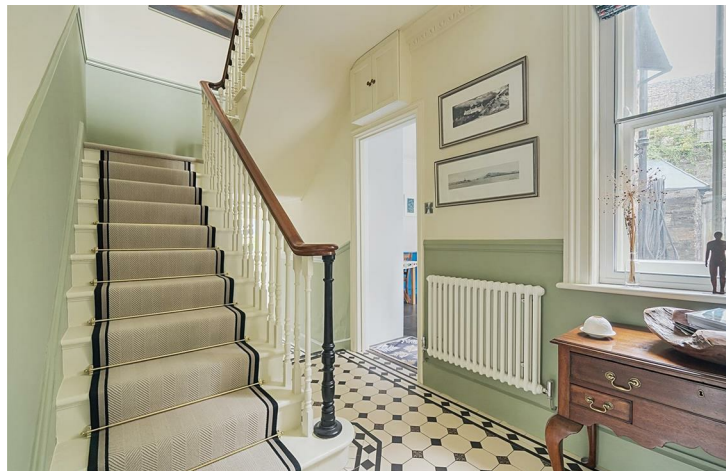
SITUATION

30 Berrycoombe Road is well placed on the northern side of Bodmin, within easy reach of the town centre and its wide range of amenities including shops, schools, leisure facilities and supermarkets. The town has seen significant investment in recent years, most notably the transformation of the neighbouring Bodmin Jail into a luxury boutique hotel and visitor attraction.

For those who enjoy the outdoors, Bodmin lies on the edge of Bodmin Moor with its miles of open countryside and panoramic views. Just 200 yards from the property, is the Camel Trail. Ideal for cyclists, walkers and wheelchair users, it offers flat, scenic routes through woodlands and along the estuary to Wadebridge & Padstow in one direction and Bodmin Moor and Wenford Bridge in the other. Excellent transport links include a mainline railway station with services to London Paddington and the A30 trunk road, giving swift access throughout Cornwall and beyond.

HISTORY

30 Berrycoombe Road is one of a pair of Victorian houses, separated by a huge carriage way door, that formed the accommodation for two Naval Officers appointed to supervise the Naval Wing of Bodmin Jail in the late 19th Century.



THE PROPERTY

This handsome Grade II Listed period home, faces south and has been sensitively renovated to create a stylish residence blending period charm with modern living.

A welcoming reception hall, with attractive tiled flooring and sash window to the rear, sets the tone. To either side lie the study and sitting room: the sitting room with period fireplace and wood-burning stove, and the study fitted with an array of shelving and cupboards around its own feature fireplace. Also on the ground floor is a beautifully appointed shower room, a contemporary kitchen with integrated appliances, and a pair of additional reception rooms overlooking the thoughtfully landscaped walled garden.

An elegant turning staircase with polished handrail rises to the first floor, where a galleried landing with stained glass window gives access to three well-proportioned bedrooms, each impeccably presented and two with built-in storage. All retain period fireplaces. A further shower room completes the accommodation.

GARDENS & GROUNDS

To the west of the house is a fabulous walled garden with the granite cobbled pathway being the centre point. With a variety of paved sun terraces, gently shaded by maturing trees, this great outdoor space is a real feature of the property.

Contained within the garden are three useful timber outbuildings that comprise a summer house and two storage sheds with power and light.

SERVICES

Mains water, electricity and drainage. Electric underfloor heating to the majority of the ground floor, the remainder with gas fired central heating to period style radiators. Upto Ultrafast broadband available in the area (Ofcom). Mobile networks have good coverage outdoors, some with indoor coverage.

VIEWINGS

Strictly by prior appointment with Stags Wadebridge on 01208 222333.

DIRECTIONS

Proceed to The Bodmin Jail Hotel and the property will be evident.

What3words: ///sand.jars.square



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Approximate Area = 1720 sq ft / 159.7 sq m
 Outbuildings = 199 sq ft / 18.4 sq m
 Total = 1919 sq ft / 178.1 sq m
 For identification only - Not to scale

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1344284

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		80
(39-54)	E	65	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	