



Owls Gate







Owls Gate Treworra

Davidstow, Camelford, Cornwall, PL32 9XY

Boscastle 6 miles Port Isaac 13 miles Tintagel 6 miles

An idyllic rural home, set amidst 1.7 acres of established gardens with a former campsite and extensive outbuildings.

- Picturesque rural position
- Lovely views
- Former seasonal campsite
- Two Shepherd Huts (by separate negotiation)
- Rateable Value for campsite £3500
- 4/5 Bedroom bungalow with studio
- Mature gardens and grounds
- Range of outbuildings
- Council Tax Band C
- Freehold

Guide Price £765,000

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SITUATION

Situated on the northern fringes of Bodmin Moor, Owls Gate sits on the side of a shallow valley, surrounded on three sides by open farmland with a belt of mature Beech trees providing shelter to the north.

A particularly tranquil and picturesque position, the property enjoys an off the beaten track location yet is only six miles from the majestic North Cornish coast with popular destinations including Tintagel, Boscastle, Trebarwith Strand and Port Isaac, all within easy driving distance.

Directly accessible over a public footpath adjacent to the site is Bodmin Moor, designated an Area of Outstanding Natural Beauty and a haven for walkers and nature lovers alike.

THE PROPERTY

Set within extensive gardens and grounds, the residence is a spacious timber bungalow, believed to have been imported from Sweden in the 1950s. One wing is arranged as a characterful and quirky ancillary studio.

Filled with natural light, this distinctive home enjoys lovely views over the surrounding grounds. It offers a generous open-plan living space with patio doors opening onto a large sun deck, as well as a kitchen/breakfast room featuring an Aga. There are four to five bedrooms, including one with an en-suite. "Little Owl," the attached studio, provides cosy open-plan living with a sleeping platform accessed via loft-style stairs.

Approached over a shared unmade lane, there is separate access into the field previously used for seasonal camping, thoughtfully landscaped and surrounded with beech hedging.

THE GROUNDS & OUTBUILDINGS

Surrounding Owls Gate are beautifully established gardens and grounds extending to around 1.7 acres, thoughtfully planted and landscaped to maintain a relaxed, natural feel. The grounds are principally laid to lawn and include a productive vegetable garden, polytunnel, a children's play area, and several tucked-away seating spots.

Part of the land was previously run as a popular seasonal camping business and benefits from a Certificate of Lawfulness for Existing Use or Development permitting eight belle tents (Planning Reference PA20/10232).





Available by separate negotiation are two shepherd's huts. These well-designed huts include a bed, kitchenette, banquette seating, and a shower room.

The original communal barbecue hut and shower facilities from the campsite are still in place, offering scope to revive their former use.

To the western side of the grounds, stands a substantial detached workshop/studio building, complete with a former kitchen and shower room. This versatile space offers excellent potential for a range of alternative uses, subject to the necessary permissions.

There is ample parking on site, either adjacent to the workshop or in the substantial parking area next to the house.

SERVICES

Mains electricity. Shared private water supply (borehole) with back-up mains connection. Private drainage via water treatment plant. Oil fired Aga and central heating to Owls Gate. Fibre broadband (vendor). Mobile coverage is good outdoors and variable indoors (Ofcom)

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

Cornwall's Definitive Map indicates a public footpath passing along the shared access lane and out across surrounding countryside. There is a small area in the west of the property over which a neighbouring farmer has a right of way to access his land. The sale will be subject to and with the benefit of all wayleaves, easements and rights of way.

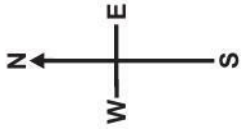
VIEWINGS

Strictly and only by prior appointment with Stags Launceston office on 01566 774999.

DIRECTIONS

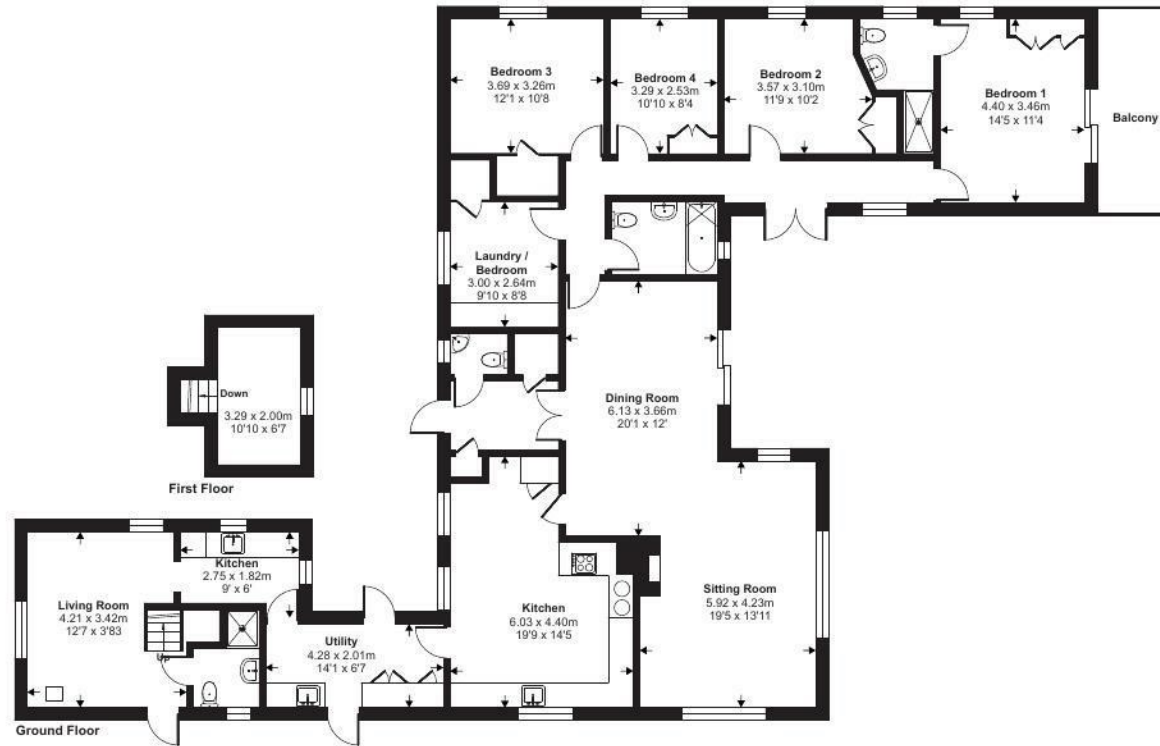
From the A30, take the A395 just west of Launceston towards Camelford, Wadebridge and North Cornwall. On reaching Hallworthy continue for a further 1.5 miles to Davidstow. Turn left towards Tremail and the shared entrance lane to Owls Gate is along this road on the right.

What3words: ///verbs.crafts.tunnel



Approximate Area = 2159 sq ft / 200.5 sq m
 Outbuildings = 1473 sq ft / 136.8 sq m
 Total = 3632 sq ft / 337.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1445981



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		44	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



