

Martin House

TREGONCE



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ESTATE AGENTS





- ***Peaceful Rural Hamlet a Short Drive from Padstow***
- ***Grade II Listed Semi Detached Cottage***
- ***Three Double Bedrooms with Master En-suite***
- ***Reverse Living Accommodation***
- ***Family Bathroom, Utility Room & Cloakroom***
- ***Enclosed Private Gardens with a Glimpse of the Camel Estuary***
- ***Direct Access to the Camel Trail***
- ***Perfect Family Home or Holiday Home with Superb Letting Potential***

Situated just above the Camel Estuary in the tranquility of the pretty hamlet of Tregonce, within a short drive of both picturesque Padstow and bustling Wadebridge is Martin House.

This semi-detached Grade II Listed property has been designed with the open plan living accommodation on the first floor to make the most of the views to the Camel Estuary, to the countryside beyond and even a glimpse of Padstow.

Tucked away from public view, this property gives peace and seclusion yet is just a short drive from the many stunning beaches the North Cornish coast has to offer. It is also extremely convenient for lovely walks along The Camel Trail, approximately 500 yards away.

Martin House is somewhat old fashioned in décor and requires some updating but it has its own unique character and style and generously proportioned accommodation with a nice large garden and parking for two cars.

On the ground floor, the entrance leads into a lobby/hallway with the utility room off, plumbed for a washing machine and dryer as well as a sink unit. There are two bedrooms on this floor, both good size with night storage heaters, built in wardrobes and double-glazed windows. The family bathroom has a panelled bath, shower cubicle, heated towel rail, fan heater and pedestal wash hand basin. There is a separate WC with double glazed window on this floor.

As you go up to the first floor you step into a substantial open plan space, comprising the living area, dining area and kitchen with views to the estuary across miles of countryside from the double-glazed windows. There is an ornamental Cornish stone fireplace, built-in bench seating and night storage heaters. A wood panelled divider separates the kitchen area with its range of built-in base and wall units, hob, oven and extractor and room for fridge. On this floor is the third bedroom, another double with built-in wardrobe, night storage heater and double-glazed window. Off this room is a cloakroom with low level wc, fitted wash hand basin and the airing cupboard with the hot water cylinder and electric immersion.

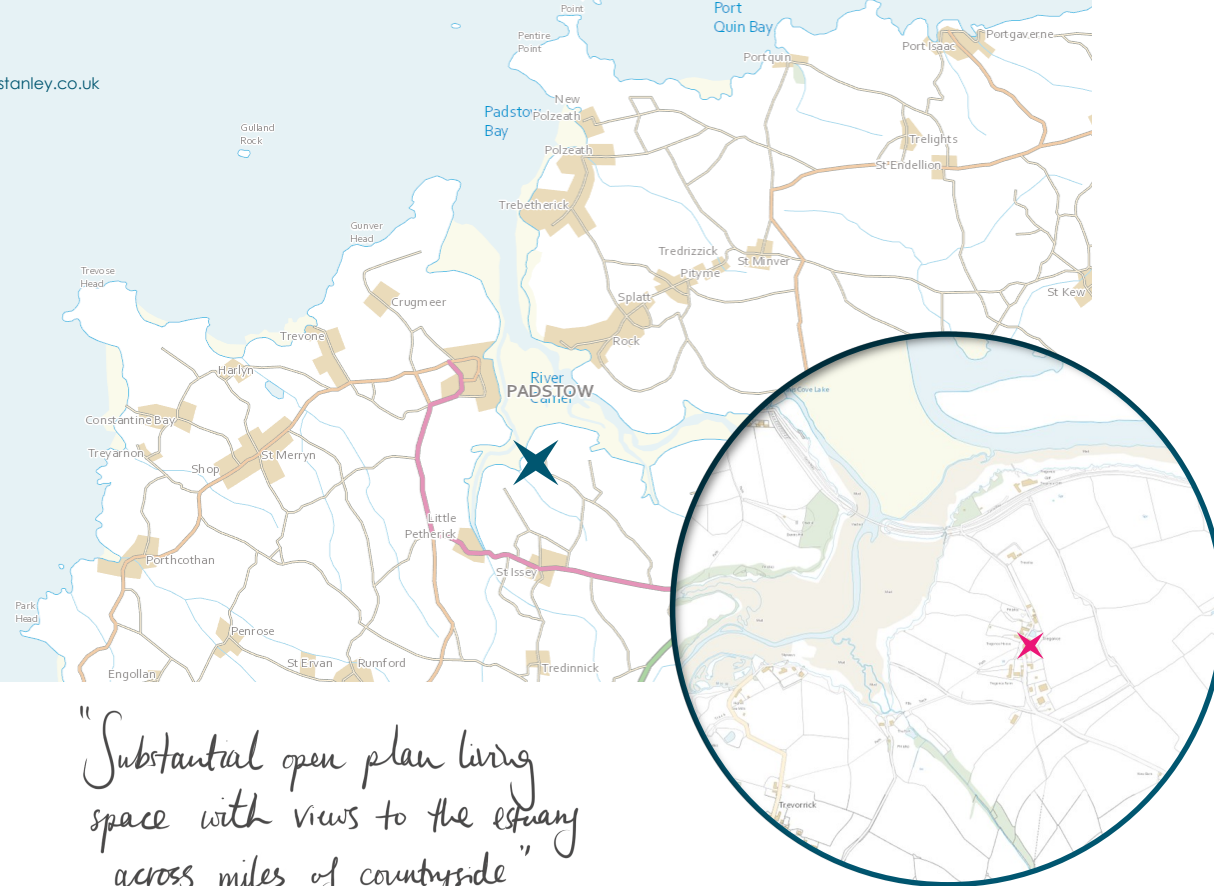
Outside the lane giving access to the property is shared with the adjacent property and leads to the driveway with parking there for two cars. There are access paths around the property and steps up to a large garden, mostly grassed, which extends two sides of the house with boundary fencing and glimpses of the estuary. Services to the property include mains electricity and water, septic tank drainage and electric night storage heating. EPC rating E. Council tax band is C. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

Martin House, Tregonce, PL27 7QJ

£549,950 guide



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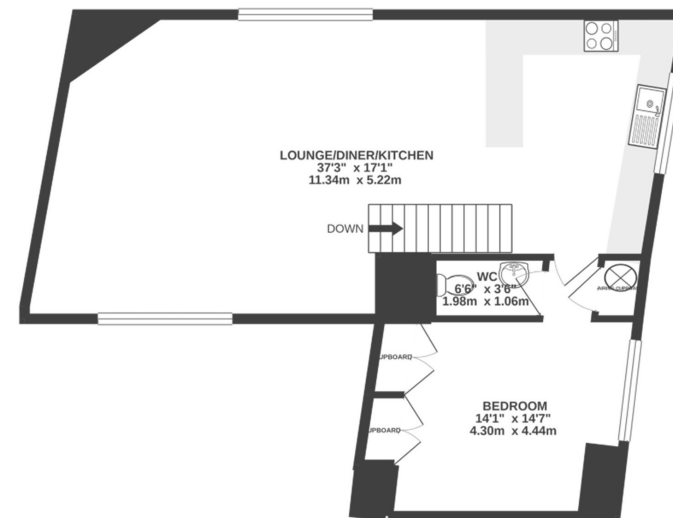


"Substantial open plan living space with views to the estuary across miles of countryside"

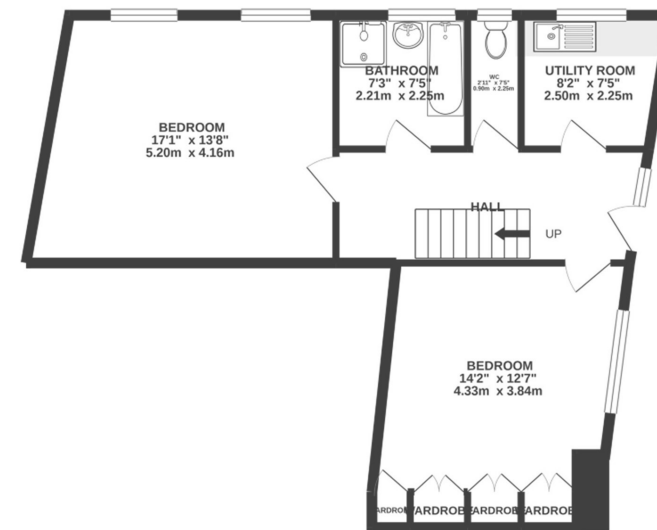
Tregonce is a lovely rural hamlet in the parish of St Issey situated just above the Camel Estuary. The hamlet is situated just under six miles from the historic and picturesque fishing town of Padstow, offering an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6 and, of course, Rick Stein's esteemed Seafood restaurant. An Area of Outstanding Natural Beauty, there are several sandy beaches within 2 to 4 miles as well as the championship golf course at Trevoze. Padstow also has a supermarket and excellent Primary School. The thriving market town of Wadebridge is just 5 miles distant and offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 18 miles distant with the nearest airport at Newquay approximately 12 miles away.

To find Martin House, leave Padstow and follow the A389 for approximately 1.5 miles passing Trevisker Garden Centre along the way. Turn left at the signpost to Wadebridge and follow the A389 through Little Petherick and into St Issey. Drive through St Issey and then turn left signposted to Trevance and Tregonce. Follow the lane for almost a mile before turning left at signs for Tregonce. Follow this lane for approximately 0.6 miles and into Tregonce. Martin House can be found on the right hand side just behind Tregonce Farmhouse. The postcode for satellite navigation is PL27 7QJ. What3words: snapper.regaining.drilling

1ST FLOOR
 720 sq.ft. (66.9 sq.m.) approx.



GROUND FLOOR
 632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 sq.m.) approx.