



Rectory Cottage





# Rectory Cottage

Blisland, Bodmin, Cornwall, PL30 4JF

Village Shop 0.1 miles - Bodmin 6 miles - Wadebridge 8.6 miles

Situated in the heart of Blisland village, Rectory Cottage is a four bedroom grade II listed house with mature gardens and private parking.

- Detached Stone Walled Cottage
- Sought After Village Location
- Private Parking
- Freehold
- Four Bedrooms
- Two Reception Rooms
- Summerhouse
- Council Tax Band: D

Guide Price £535,000

## DESCRIPTION

A charming and enviably positioned grade II listed character cottage in the quaint village of Blisland, Rectory Cottage offers four bedrooms, two reception rooms, original features, private driveway with garage and splendid mature gardens.

## SITUATION

Rectory Cottage is located in the heart of the attractive moorland village of Blisland, adjacent to the charming green. The historic church, award winning public house, community store and primary school are all within walking distance. The property is located within 12 miles of the magnificent North Cornish coast. The estuary town of Wadebridge, which sits astride the River Camel, is 8 miles away and offers a variety of independent shops, supermarkets, restaurants, and public houses along with primary and secondary educational facilities.





## ACCOMMODATION

The cottage is accessed via a wooden door to the side of the property into the galley kitchen with shaker style wall and base units, granite worktop, sink with mixer tap and exposed beams. There is an integrated electric oven and hob with extractor fan and an oil fired heritage range cooker, which was installed in 2021, is housed within an inglenook fireplace with granite hearth. Flagstone slate floors cover the majority of the ground floor and lead into a utility room and downstairs WC with stairs to the first floor. The utility room has a range of wall and base units, Belfast sink and space for white goods. The downstairs walk in shower room features hand held shower head and low level WC.

The sitting room takes in views across the village green and features a large open fireplace with log burner, there are alcoves either side with inbuilt shelving. There is access to the dining room and the original front door. The dining room also has a window to the front of the property offering views of the village green, feature stone and granite fireplace with inbuilt shelving either side.

Stairs rise to the first floor giving access to the family bathroom, two double bedrooms and two single bedrooms. The master bedroom and bedroom two are both generous double bedrooms with views of the village green, exposed beams with the master bedroom benefitting from inbuilt wardrobes. Bedroom three and four are both good sized single bedrooms one with original beams. There is loft access from the landing. The bathroom comprises of shower cubicle with overhead shower head, low level WC, wash hand basin and wall mounted heated towel rail.

## OUTSIDE

The property is approached via a private gated gravel driveway, with access to a single garage and a separate storage shed. The front garden is mainly laid to lawn enclosed by a stone wall and pretty white picket fence. There is a gate opening onto a paved pathway bordered with lavender, leading to the original front door. The front garden has an array of mature planting and complements the cottage perfectly. The rear garden is accessed via the driveway with steps up to a generous lawn bordered with mature shrubs and bushes. There is a summerhouse with a patio in front, perfect for al-fresco dining. To the far rear corner of the garden there is a stone tool shed.

## SERVICES

Mains electricity, mains water and drainage, heating provided by an oil fired heritage range cooker installed in 2021 and log burner. Please note the agents have not inspected or tested these services.

## VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.

## DIRECTIONS

From St Mabyn follow the road through the village to the B3266, go straight across and continue on this road signposted towards Blisland. Upon entering the village, drive past the village pub with the green to your right the property will be approximately 75 metres on your left hand side.





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		
(1-20)	G	12	82
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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