



STAGS
FOR SALE
01700 222333



Mabena Cottage

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St. Breward, Bodmin, PL30 4PP

Wadebridge 9.5 miles - Port Isaac 9.5 miles - Bodmin 8.5 miles

An opportunity to acquire a pretty stone walled Grade II partially listed chocolate box cottage in the heart of St Breward.

- Character Cottage
- Partially Grade II listed
- Stone Feature Fireplace
- Established Gardens
- Freehold
- Two Double Bedrooms
- Quaint Village Setting
- Private Parking
- Ensuite Shower Room
- Council Tax Band: C

Guide Price £415,000

SITUATION

Mabena Cottage is located in the heart of the village of St Breward. Village amenities include the renowned Old Inn, village school and thriving village community. On the outskirts of St Breward is the Camel Trail which runs along the banks of the River Camel through Wadebridge and on to the picturesque fishing village of Padstow.

The town of Bodmin is 7.7 miles to the south with a range of amenities and there is a direct link to London Paddington from Bodmin Parkway (10.5 miles away). The estuary town of Wadebridge, is just over 9 miles away with doctors, dentists, veterinary surgery, supermarkets and additional amenities associated with such a thriving and popular small town.

DESCRIPTION

An attractive country cottage located in the heart of the popular village of St Breward. The property benefits from two double bedrooms, open plan living/dining room with original features, flagstone slate flooring, pretty mature gardens and private offroad parking. The property is partially Grade II listed.



ACCOMMODATION

The cottage is accessed through a half glazed front door leading into an entrance porch with exposed beams and slate flooring. Double timber doors open into the sitting/dining room which features a spectacular floor to ceiling stone fireplace with multifuel stove, vaulted ceiling with exposed wooden beams, windows to the front and rear and slate flooring. There are stairs up to a generously sized master bedroom with original exposed wooden beams, slate flooring, window to the front and a built in wardrobe. From the sitting/dining room there are a further set of stairs to a hallway giving access to the kitchen, family bathroom, bedroom two and rear door to the garden.

The kitchen features a range of wall and base units with marble worktop, sink with mixer tap, space for appliances, integrated microwave and electric oven, induction hob with extractor fan and slate flooring. Bedroom two is a double bedroom with ensuite that comprises of shower cubicle with waterfall shower head, vanity wash hand basin and low level WC. From the hallway there is a further step down to the family bathroom which features a panel bath with overhead shower, vanity low level WC and wash hand basin, slate floors and a separate airing cupboard. There is a door giving access to the rear garden.

OUTSIDE

The property is approached via a gravelled driveway with private parking for one vehicle. A gate opens into a paved courtyard surrounded by a Grade II listed stone wall filled with an array of colourful planting. There is an alleyway that leads to a small garden with Astro turf and a decking area, currently used as a peaceful seating space and vegetable garden. To the rear of the cottage there are a further two seating areas positioned to capture the best of the sunshine and offer some seclusion. There is an Astro turf lawn surrounded by cottage style planting and espalier apple trees. A wooden gate offers access to the road to the rear of the cottage.

SERVICES

Mains electricity, water and drainage. Oil fired heating. Multifuel stove. Please note, the agents have not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

The cottage is located in close proximity to The Old Inn pub in St Breward and can be identified by a Stags for sale board.

WHAT3WORDS

///runways.detective.emeralds



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		88
(81-91)	B		
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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