



Harley Cottage



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St. Breward, Bodmin, PL30 4LN

Wadebridge 9.7 miles - Bodmin 7.7 miles - Port Isaac 10.7 miles

A three bedroom detached character cottage in St Breward on a generous plot with a garage and outbuildings.

- Detached Cottage
- Three Bedrooms
- Generous Plot
- Detached Garage
- Freehold
- Character Features
- Countryside Views
- Ample Parking
- Outbuildings
- Council Tax Band: D

Guide Price £525,000

DESCRIPTION

A detached three bedroom former mine captain's cottage built in 1850 with original character features in the popular village of St Breward. Set on a generous plot with front and rear gardens, Harley Cottage also benefits from ample parking, a detached garage and outbuildings. Offered to the market for the first time in over 20 years.

SITUATION

Harley Cottage is located in the popular moorland 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 and offers a wide range of shops, primary and secondary educational facilities, cinema, restaurants and access to the popular Camel Cycle Trail.



ACCOMMODATION

The front door leads into an entrance porch with a further stained glass door into the sitting room. The sitting room benefits from flagstone slate flooring, exposed ceiling beams, granite fireplace with log burning stove, large bay window to the front and access to the snug, kitchen/diner and stairs to the first floor. The snug also has a large bay window overlooking the front garden, inbuilt shelving, inglenook fireplace with log burning stove and granite hearth. The open plan kitchen/diner offers a dual aspect with a range of base units, sink with mixer tap, space and plumbing for appliances, an oil fired Rayburn and door into the rear porch.

The first floor landing provides access to three bedrooms and the family bathroom. Bedrooms One and Two are doubles with built in cupboards and windows to the front with far reaching countryside views. Bedroom Three is a small double with sash window to the side and a cupboard housing the water tank. The family bathroom comprises of a panel bath with overhead shower, low level WC, wash hand basin, wall mounted heated towel rail and sash window with privacy glass.

OUTSIDE

Wooden gates open onto the long driveway with ample parking. The front garden is mostly laid to lawn and bordered with mature hedging and trees. The driveway leads to the front of the property and the detached garage with power connected and an inspection pit. Behind the house are three stone wood stores and an outbuilding which is currently used as a utility with plumbing and power connected, Belfast sink, water heater and oil tank. Steps lead to a generous raised garden which has been separated into lawned areas with a concrete path and a patio which is perfect for alfresco dining. Half way up the garden is a large shed with power connected and potential to be converted into a home office.

SERVICES

Mains electricity, water and drainage. Oil fired Rayburn. 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 Wadebridge, take the A39 and continue for 3.4 miles passing St Kew Highway. Turn right towards St Tudy and follow the road for 2.4 miles. Turn right onto the B3266. Take the first left and then another left and continue along this road passing over the River Camel, through Wenford Bridge. Continue straight up the hill and through St Breward for approximately 1.2 miles and the property is located on your right.

What3Words: ///beaker.pitchers.endlessly



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

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