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1 Longstone View

1 Longstone View, St. Mabyn, Bodmin, PL30 3FD



Wadebridge 5.7 miles - Bodmin 6.3 miles -  
Polzeath 9.9 miles - Rock 10.7 miles

A spacious modern four bedroom detached house with a garage and off-road parking situated in Longstone.

- Modern Detached House
- Four Bedrooms
- Off-Road Parking
- Garage
- Countryside Views
- Ensuite Bathroom
- South-East Facing Garden
- Freehold
- Council Tax Band: E

Guide Price £400,000

#### DESCRIPTION

A beautifully presented, spacious modern four-bedroom detached home, boasting versatility with its ground floor study. Flooded with natural light, this property offers stunning countryside views. The convenience of driveway parking and a garage adds to the appeal of this delightful property.

#### SITUATION

The property is located in the hamlet of Longstone, just over a mile from the beautiful and unspoilt village of St Mabyn with its 15th Century Grade 1 listed church, shop and post office, well respected public house and primary school. The former market town of Wadebridge is within 6 miles from the property. The town sits astride the River Camel and offers a wide variety of shops and restaurants with primary and secondary schools, cinema, numerous sports and social clubs and access to the ever-popular Camel Cycle Trail. The property is perfectly located to access the magnificent North Cornish coast and is within 12 miles of the sandy surfing beaches of Polzeath and Daymer. Nearby Padstow and Port Isaac are renowned fishing villages and to the east is the splendour of Bodmin Moor, designated as an Area of Outstanding Natural Beauty. There are mainline rail services available at Bodmin Parkway, connecting to London Paddington via Plymouth, whilst Newquay Airport provides both domestic and international flights. Access to the A30 can be gained at Bodmin linking the cathedral cities of Exeter and Truro.

#### ACCOMMODATION

Upon entering, the hallway offers access to a study, cloakroom, sitting room, kitchen/diner, and ascending stairs. The study boasts a front-facing window and expansive built-in shelving and desk. The cloakroom features a sleek vanity basin with mixer tap, concealed low-level WC, and ample coat and shoe storage. In the sitting room, a spacious front window floods the space with light.

The kitchen/diner has French doors leading to the garden, complemented by base and wall units, a sink with mixer tap, electric oven and hob with extractor hood, integrated fridge/freezer, and dishwasher. The utility room boasts two built-in shelves, a cupboard housing the water tank, appliance-ready plumbing, sink with mixer tap, and garden access.

Ascending to the first floor gives access to four double bedrooms, and a family bathroom. Bedrooms one and two offer front-facing windows with picturesque countryside views. Bedroom one features an ensuite bathroom with concealed low-level WC, twin vanity basins, walk-in shower and

wall-mounted heated towel rail. Bedroom two includes a built-in wardrobe with shelves and hanging space. Bedrooms three and four overlook the rear garden with further stunning countryside views.

The family bathroom features a concealed low-level WC, vanity basin with mixer tap, and a double-ended bath with an overhead shower.

#### OUTSIDE

At the front of the property, there is a driveway with space for two cars in tandem and access to the garage and garden. There is a path with a lawn on either side leading to the front door. There is visitor parking nearby. The enclosed, laid to lawn rear garden, has brick paving leading to the garage via a pedestrian door, with a flowerbed alongside. In the garage there is light and electricity, built-in and free-standing shelving, and an electric roller garage door with space for a car.

#### SERVICES

Mains water and electricity, gas central heating and a joint sewer into a shared digester septic tank. Please note the agents have not inspected or tested these services. Broadband availability: Superfast. Mobile Phone coverage: Voice and Data (Broadband and mobile information via Ofcom).

#### VIEWINGS

Strictly by appointment with the vendors appointed agents, Stags Wadebridge 01208 222333.

#### DIRECTIONS

From Wadebridge town centre, head over the old bridge and take the 2nd exit onto Egloshayle Road. At the end of the road turn right onto the A389. Follow the road for 3 miles and turn left onto Old School Road, then turn left onto the B3266. Follow the road for 2.7 miles and the property will be on your right.

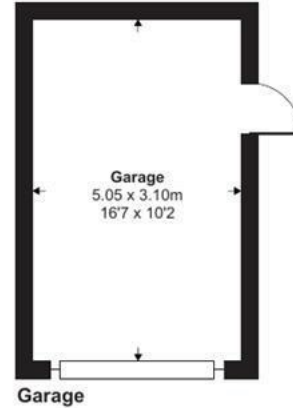
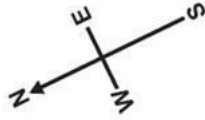
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#### AGENTS NOTE

There is a maintenance charge of approximately £230 per annum for the upkeep of the external communal area and the shared drainage system. This is managed by the property owners, by equal share, of Longstone View.



Approximate Area = 1260 sq ft / 117 sq m  
 Garage = 169 sq ft / 15.7 sq m  
 Total = 1429 sq ft / 132.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Stags. REF: 1093301

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
(92-100) A	(81-91) B	81	84
(69-88) C	(49-68) D		
(29-68) E	(9-28) F		
(1-28) G			

Net energy efficient - higher ratings cost less  
 England & Wales EU Directive 2002/91/EC

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