



Coddles Mill



# Coddles Mill

Withiel, Bodmin, PL30 5NW

Wadebridge 5.9 miles - Bodmin 6.2 miles - A30 3.2 miles

A detached four bedroom character cottage in a rural hamlet location.

- South Facing Detached Cottage
- Character Features
- Rural Hamlet Location
- Private Parking
- Freehold
- Four Bedrooms
- No Onward Chain
- Well Maintained Gardens
- Carport
- Council Tax Band: D

Guide Price £550,000

## SITUATION

Coddles Mill is located in the quiet rural hamlet of Withiel near Ruthernbridge. The market town of Wadebridge sits astride the River Camel and offers a wide variety of independent shops together with primary, secondary education, cinema, numerous sports clubs, social clubs and access to the popular Camel Cycle Trail. Bodmin is 6.2 miles away offering an extensive range of shops, banking, schooling and leisure facilities. The renowned Camel valley and Camel Cycle Trail link the towns of Bodmin via Wadebridge to the picturesque fishing town of Padstow on the North Cornish Coast. Bodmin Parkway is 10 miles from the property with mainline rail services to London Paddington via Plymouth. There is access to the A30 trunk road 3.2 miles away, connecting the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, rail services to London and the Midlands and access to Exeter's well respected International Airport.

## DESCRIPTION

This charming south facing character cottage is being offered to the market for the first time in 30 years with no onward chain. Coddles Mill has retained many of its historic features such as flagstone slate flooring, exposed beams, stone fireplaces and deep window sills.



## ACCOMMODATION

The entrance porch leads into the generous dining room featuring slate flooring, sash windows with window seats, two stone fireplaces, one with Heritage cooker and access to the sitting room, kitchen and stairs to the first floor. The dual aspect sitting room has in-built shelving, a stone fireplace with log burning stove and access to the conservatory with an exposed stone wall and views of the garden. The modern shaker style kitchen was fitted in 2023 and benefits from a range of wall and base units with quartz worktops, sink with mixer tap, pantry cupboards, integrated dishwasher and space for an oven and fridge/freezer. There is a utility room with wall and base units and space for appliances and a downstairs bathroom with a panel bath, separate shower, wash-hand basin, low level WC and wall mounted heated towel rail. Bedroom Two is a triple aspect double room with a built-in cupboard and ensuite bathroom benefitting from a panel bath with an overhead shower, low level WC and a vanity basin. A second conservatory is currently used as a boot room and opens onto the patio.

The first floor landing provides access to three bedrooms and a WC. Bedroom One is a generous triple aspect double room with a built-in wardrobe, exposed a-frame beams, corner shower unit and wash-hand basin. Bedrooms Three and Four both have built-in wardrobes and overhead storage and Bedroom Three also benefits from a wash-hand basin.

## OUTSIDE

The south facing front garden is slate paved and can be accessed from the road via a metal gate. To the left, steps lead to a second patio with a built-in bench and raised pond. To the right is an archway leading to another patio area with built-in benches and then on to the side garden which is mostly laid to lawn with mature shrubs and trees. Both the front and side garden are positioned to enjoy the summer sun throughout the day. To the rear of the cottage is a gravelled walkway with a spring. At the bottom of the garden is a stone shed, summer house, log store and a gate leading to a gravel driveway with parking for multiple vehicles and carport.

## SERVICES

Mains electricity and water. Oil fired central heating via a Heritage cooker. Septic tank private drainage. Broadband availability: Superfast. Mobile Phone Coverage: Voice and Limited Data. (Broadband and mobile information via Ofcom). 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 Bodmin, take the A389 towards Lanivet and after 1 mile, take the right hand turning to Nanstallon. After 0.8 miles, turn left and left again at the next junction. After 1.6 miles turn left just before the bridge, continue for 0.8 miles and turn right. Continue for a further 0.8 miles and the cottage is located on your right.

What3Words: ///reclaimed.gain.shipyards



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		59
(39-54)	E		
(21-38)	F		
(1-20)	G	3	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 Eddystone Court, Eddystone Road, Wadebridge, PL27 7FH

wadebridge@stags.co.uk

01208 222333

Approximate Area = 1687 sq ft / 156.7 sq m (excludes carport)  
For identification only - Not to scale

**First Floor**

- Bedroom 3: 3.71 x 3.56m (122 x 118)
- Bedroom 4: 3.10 x 2.44m (102 x 8')
- Bedroom 1: 4.75 x 3.58m (157 x 119)

**Ground Floor**

- Bedroom 2: 3.26 x 3.23m (107 x 107)
- Utility: 3.12 x 1.80m (103 x 93)
- Kitchen: 3.78 x 2.69m (129 x 8'10")
- Dining Room: 6.63 x 4.54m (219 x 143)
- Sitting Room: 4.72 x 3.56m (156 x 118)
- Conservatory: 4.04 x 4.04m (133 x 133)
- Porch
- Carport: 5.23 x 1.83m (172 x 6')

**RICS Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1109764