



2, Penkear Cottages



2, Penkear Cottages

Whitecross, Wadebridge, PL27 7JH

Wadebridge 2.1 miles - 6.4 miles - Trevone - 6.6 miles

A modern and stylish two bedroom cottage with a one bedroom annexe on the outskirts of Wadebridge.

- Two Bedroom Cottage
- Scandinavian Style Interior
- Far Reaching Views
- Two Parking Spaces
- Freehold
- One Bedroom Annexe
- Popular Location
- Garden and Courtyard
- No Onward Chain
- Council Tax Band: B

Guide Price £465,000

SITUATION

2 Penkear Cottages is located in Whitecross, on the outskirts of Wadebridge. Wadebridge town 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. Within seven miles of the property are the popular sandy beaches of the Seven Bays.

Nearby Padstow and Port Isaac are renowned fishing ports and to the east is the splendour of Bodmin Moor, a designated Area of Outstanding Natural Beauty. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth, whilst Newquay airport provides a number of scheduled flights to both domestic and international destinations.

DESCRIPTION

2 Penkear Cottages has been carefully renovated with a Scandinavian style interior offering traditional lime wash walls and bespoke kitchens. Currently used as holiday lets, this versatile property has been split into two cottages (Lime Rock and Lime Cove) via a doorway which can be opened up to convert the building back into one.



LIME ROCK

The front door leads into an entrance hall with a concealed doorway through to Lime cove, a door to an enclosed courtyard and access to the inner hallway. On the ground floor are two double bedrooms and the shower room. Both bedrooms have windows overlooking the garden and Bedroom Two has the added benefit of a built-in storage cupboard. The shower room has a walk in waterfall shower with handheld showerhead, a concealed low level WC and a wash hand basin.

The first floor offers an open plan sitting room/ kitchen with exposed beams and picture windows from each aspect allowing in natural light. The kitchen benefits from base units, a separate breakfast bar, sink with mixer tap, electric oven and hob with extractor hood and space for appliances. The sitting room features a freestanding wood burning stove and a sliding door to the external staircase leading to the garden. The property has far reaching countryside views and glimpses of the Camel estuary.

LIME COVE

Lime Cove has its own separate entrance which leads into an open plan kitchen/sitting room with vaulted ceilings and exposed beams. The kitchen offers base units with soft close doors and a breakfast bar, composite sink with mixer tap, electric oven and hob with extractor hood and space for appliances. The sitting room features a freestanding log burning stove and sliding doors to an enclosed courtyard. The shower room benefits from a concealed low level WC, wash hand basin and a walk-in waterfall shower with handheld showerhead. The dual aspect bedroom has a velux window, a picture window overlooking the courtyard and the concealed doorway to Lime Rock.

OUTSIDE

The cottage benefits from two allocated parking spaces to the front. Lime Rock has a rear garden which is laid to lawn with a hedge border and access to the track behind. Lime Cove offers an enclosed courtyard with a wooden shed/wood store.

SERVICES

Mains electricity and water. Heating via an air source heat pump. Septic tank private drainage located in the field opposite. Broadband availability: Ultrafast. 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 vendors appointed agents, Stags

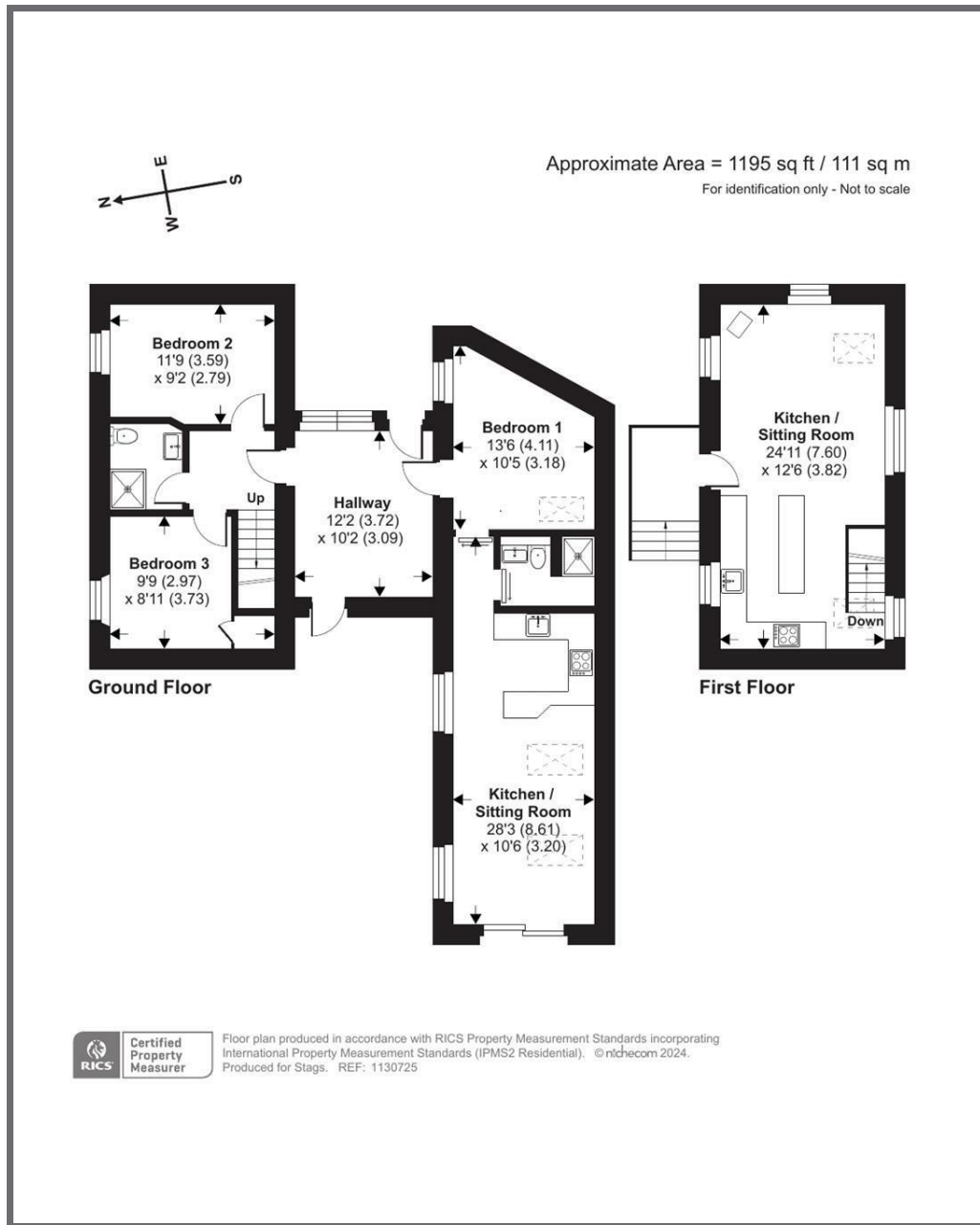
DIRECTIONS

From Wadebridge, head North towards Lidl and at the roundabout turn left onto Eddystone Road. At the next roundabout turn right and continue to the top of West Hill, past the turning for Tesco and past the M&S garage. At the next roundabout turn left onto A39 and continue for 0.7 miles. Turn right and the property will be located immediately on your right.

What3Words: ///zips.leans.dives



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		45	
(21-38) F			
(1-20) G			
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