



Tye-Ki



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Trewalder, Delabole, PL33 9ET

Tregardock Beach 2.5 Miles - Port Isaac 6.8 Miles -
Wadebridge 9.3 Miles

A beautifully presented, one bedroom cottage set in the tranquil Hamlet of Trewalder.

- Peaceful Hamlet Location
- Off-Road Parking
- Currently A Successful Holiday Let
- Freehold
- Character Features
- South-East Facing Garden
- Double Bedroom
- Council Tax Band: Business Rates

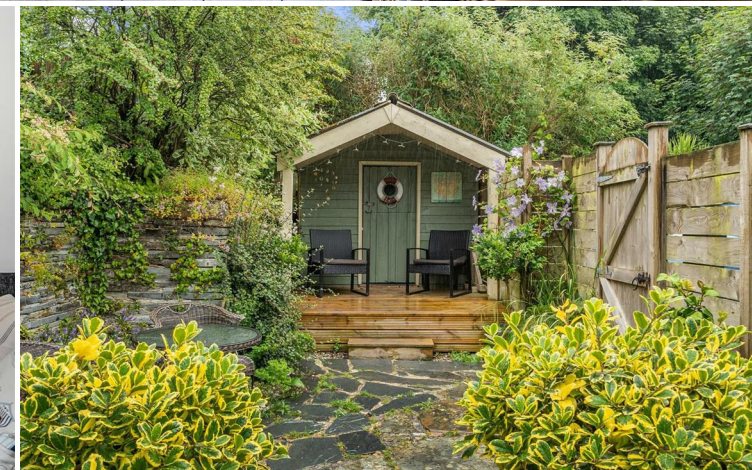
Guide Price £245,000

SITUATION

The property is located in the picturesque hamlet of Trewalder. The popular village of Tintagel is 5.2 Miles away, offering a number of eateries, shops and the famous Tintagel Castle. Just 2.5 Miles away is Tregardock beach, with spectacular panoramic views of the coast and access to the South West Coast Path taking you to Trebarwith Strand. The town of Wadebridge is 9.3 miles away and offers a wide variety of shops, eateries and the famous Camel Trail, stretching along the beautiful estuary to Padstow. You can also visit the famous fishing village of Port Isaac, which is only 6.8 miles away. There are frequent buses that run all over North Cornwall and mainline railway services from Bodmin Parkway. Newquay airport has a number of domestic and international flights scheduled daily.

DESCRIPTION

Offered to the market with no onward chain, this charming one bedroom cottage is currently used as a successful holiday let. The property has been tastefully modernised whilst keeping the character features throughout. It also benefits from off-road parking, South-East facing garden, open plan kitchen/living room and utility space.



ACCOMMODATION

As you enter the property, you are welcomed by the light and airy, open kitchen/living room. The kitchen offers a range of base and wall units, sink with mixer tap, space for appliances, serving hatch, door to the garden and electric hob and oven. The sitting/dining room benefits from French doors leading to the side of the property, log burner on a slate hearth, built in shelving, access to the utility space and first floor. The utility space has built in shelving, window facing the garden, plumbing and space for appliances.

Stairs to the first floor bring you to the bathroom, two storage cupboards and double bedroom. The bedroom benefits from a dual aspect, exposed wooden beams, and space for storage. The bathroom has a vanity basin, wall mounted heated towel rail, panel bath with electric shower, low-level WC and privacy window facing the side.

OUTSIDE

The patio garden has flower beds either side with mature shrubs and trees, stairs rising to the summer house with a sheltered seating area and access to the kitchen and living room. From the parking space, stairs take you to the secondary garden which has an array of wildflowers and plants.

SERVICES

Mains electricity and water. Electric heating. Private drainage, via a cess pit shared with two properties. Broadband availability: Ultrafast. Mobile phone coverage: Limited voice and 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, Wadebridge 01208 222333

DIRECTIONS

From Wadebridge drive up Gonvena Hill onto the B3314. Take the 3rd exit onto the A39 and continue straight for approximately 7.3 miles. Turn left at the sign for Trewalder and follow the road for 1.2 miles. Turn right just after the old chapel and parking for the property is on your left.

What 3 Words: [///latest.lunge.hunt](http://latest.lunge.hunt)



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.



Approximate Area = 451 sq ft / 41.8 sq m
 Limited Use Area(s) = 46 sq ft / 4.2 sq m
 Total = 497 sq ft / 46 sq m
 For identification only - Not to scale

Denotes restricted head height

Ground Floor

First Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1151780



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 96 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | 13 | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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