



Woodbine Cottage

Woodbine Cottage, Michaelstow, Bodmin, PL30 3PD



Wadebridge 8 Miles - Polzeath 10.7 Miles -
Camelford 3.8 Miles

A beautifully renovated, four bedroom cottage with the opportunity for the new owner to make it their own. Optional two acre paddock by separate negotiation.

- Detached Cottage
- Four Bedrooms
- Beautifully Renovated
- Off-Road Parking
- Kitchen/Diner
- Retained Character Features
- Peaceful Village Location
- Optional Two Acre Paddock By Separate Negotiation
- Freehold
- Council Tax Band: D

Guide Price £495,000

SITUATION

The property is located in the peaceful, rural village of Michaelstow, which sits astride the north-western edge of Bodmin Moor. It is surrounded by beautiful countryside, charming villages and the picturesque River Camel. Approximately 3.8 miles away is Camelford, offering both primary and secondary schools as well as a comprehensive range of shopping facilities, including a Co-op, chemist, Post Office, doctor's surgery and veterinary practice. 8 miles away is the market town of Wadebridge, that offers a wide variety of independent shops together with primary and secondary schools, cinema, numerous sports clubs, social clubs and access to the popular Camel Cycle Trail. The picturesque and rugged North Cornish Coast lies just over 5 miles away giving access to an extensive range of sandy beaches and cliff top walks with some of the most stunning coastal scenery in the UK.

ACCOMMODATION

On entrance you are welcomed by the kitchen/dining room which benefits from a breakfast bar, range of base and wall units, induction hob, eye-level oven and grill, sink with mixer tap, built in fridge/freezer, dishwasher and French doors that lead to the garden. From the kitchen/diner you can access the sitting room, rear porch and stairs rising to the first floor, with a storage cupboard below. The storage cupboard has plumbing available for an optional WC. The sitting room boasts a dual aspect, flooding the room with light, a feature fireplace with a stone hearth and window seats.

The first floor landing gives access to all four bedrooms and family bathroom. Bedrooms One, Two and Four have sash windows with window seats and space for a double bed. Bedroom One also benefits from an ensuite shower room with an electric shower, low-level WC and a basin with mixer tap.

Bedroom Three has a window to the rear and space for a single bed. The family bathroom has a wall mounted heated towel rail, low-level WC and bath with handheld shower.

OUTSIDE

At the front of the property there is access to the outdoor storage room, off-road parking and path to the rear garden. The rear garden is south facing and mostly laid-to-lawn, with a slate path leading to the patio, perfect for al fresco dining.

SERVICES

Mains electricity and water. Private drainage via a septic tank. Heating via an air source heat pump. 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.

AGENTS NOTE

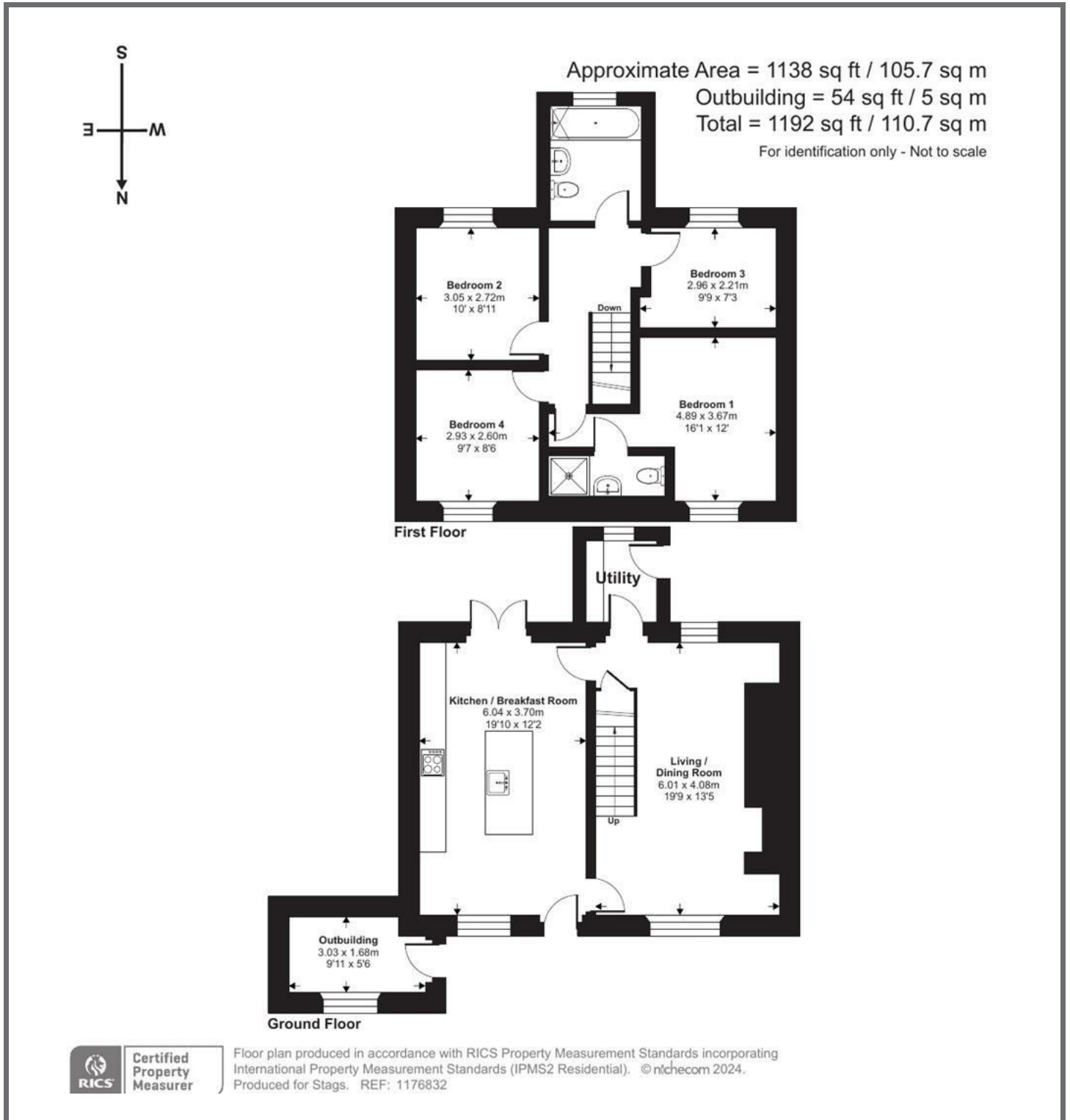
Optional two acre paddock by separate negotiation.

DIRECTIONS

From Wadebridge, take the A389 towards Bodmin. Turn left at the sign for Pencarrow House and join the B3266 towards Camelford. Continue along the road for 6.3 miles and at the sign for Michaelstow, turn left. Follow the road for approximately 0.3 miles, turn left at the T-junction and the property will be on your left.

What3Words - ///skews.disco.alive





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			88
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales			

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

01208 222333

wadebridge@stags.co.uk

stags.co.uk