



The Coach House





# The Coach House

St. Mabyn, Bodmin, PL30 3DE

St Mabyn 1 mile - Wadebridge 6 miles - Port Isaac 8 miles

A detached former coach house offering versatile accommodation and beautiful gardens of approximately 0.57 acres in total.

- Detached Period Property
- Five/Six Bedrooms
- Conservatory
- Beautiful Garden/Paddock
- Freehold
- Wealth Of Character Features
- Three Reception Rooms
- Carport & Offroad Parking
- Approximately 0.57 Acres
- Council Tax: D

Guide Price £750,000

## SITUATION

The property is located in the hamlet of Tregaddock, near the delightful village of St Mabyn, known for its community feel and welcoming country pub, the St Mabyn Inn. The village also offers a primary school, community-run shop/post office, village hall and church. More extensive amenities can be found in the thriving, former market town of Wadebridge, which sits astride the River Camel and offers a wide variety of shops together with a secondary school, cinema and access to the popular Camel Trail cycle route, linking Wadebridge with the picturesque coastal fishing town of Padstow. Within 10 miles of the property is the North Cornwall coastline and well-known watersports havens such as Polzeath, Daymer Bay and Rock. To the east is the splendour of Bodmin Moor designated as an Area of Outstanding Natural Beauty. The mainline railway station at Bodmin Parkway connects with London Paddington, whilst Newquay Airport provides a number of scheduled flights to both domestic and international destinations.

## DESCRIPTION

The Coach House is a beautifully presented period property offering a wealth of character and versatile accommodation. This former coach house is located in a peaceful rural location on the outskirts of St Mabyn and boasts glorious gardens and character features.





## ACCOMMODATION

The front door leads into the conservatory with a second stable door into the entrance hall. The hallway provides access to Bedroom Two, a shower room and steps down to the sitting/dining room. Bedroom Two benefits from a built-in wardrobe and the shower room offers a low-level WC, wash-hand basin, walk-in shower and a heated towel rail. The sitting/dining room boasts a decorative feature fireplace with stone hearth, a bay window with window seat, built-in shelving and access to the kitchen/breakfast room, Bedroom Three, currently used as a gym and Bedroom 6, currently used as a study. The farmhouse style kitchen offers a range of base and wall units, an electric four-oven Aga, double sink with mixer tap and space for a dishwasher and appliances. From the kitchen is the pantry/store room and the library. The library has a split-level staircase leading to a second study which has its own access via a stable door to the front of the house and the galleried drawing room which boasts exposed A-framed beams and a large fireplace with a log burning stove and slate hearth.

To the right of the drawing room is the laundry room and family bathroom. The laundry room has built-in shelving and space and plumbing for appliances. The family bathroom offers a corner bath with overhead shower, vanity basin and low-level WC. The landing has two built-in cupboards and access to Bedrooms One and Four. Bedroom One is a generous dual aspect double room and Bedroom Four has the added benefit of a built-in wardrobe.

## OUTSIDE

On approach to the property is a gated driveway with a small side garden, parking for multiple vehicles and a double carport. The main garden/paddock is nearby and measures just under 0.5 acres. The garden has been beautifully landscaped with an array of fruit trees, vegetable plots, a herb garden, wild flower meadow and a summer house. At the end of the garden is a field shelter and a gate allowing vehicular access from the road.

## SERVICES

Mains electricity and water. Private drainage via a cesspit located in the neighbouring field. Broadband availability: Superfast. Mobile phone coverage: Limited Voice and Data. (Broadband and mobile information via Ofcom). The current owners work from home and use Whatsapp calling via the Wifi. Please note the agents have not inspected or tested these services.

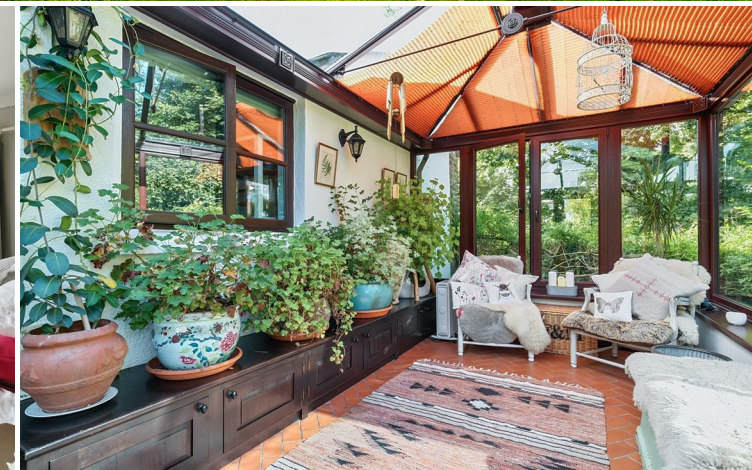
## VIEWINGS

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

## DIRECTIONS

From the centre of St Mabyn, with the pub on your right, proceed out of the village towards Tresarrett, after 0.9 miles, take the left hand turning, continue for 0.3 miles and the property will be found on your right.

What3Words: ///like.magpie.reconnect





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		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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