



Cornish Cottage

Cornish Cottage, Churchtown, St. Issey, Wadebridge, PL27 7QA



Wadebridge 4.4 Miles - Padstow 4 Miles -
Trevone Bay 4.5 Miles

A beautifully presented, four bedroom character cottage offering various extension options and an array of character features throughout.

- Planning Permission For Various Extension Options
- Tastefully Renovated Character Cottage
- Four Bedrooms
- Off-Road Parking
- Sought-After Village Location
- Surrounded By Beautiful Countryside Walks
- Freehold
- Council Tax Band: A

Offers In The Region
Of £380,000

SITUATION

The property is located in the heart of sought-after village, St Issey. It is surrounded by an array of picturesque, countryside walks leading down to the Camel Estuary, perfect for dog walkers or keen ramblers. St Issey boasts a variety of local amenities including the well renowned C Of E Primary School, village hall, The Journeyman Restaurant and church dating back before the 1800's. Nearby The Ring O' Bells, a traditional 17th century Cornish Inn, offers heart warming meals made with locally sourced produce and a welcoming community feel. Within 5 miles is the popular market town of Wadebridge, Padstow fishing port and the famous Seven Bays. Newquay airport is 11.4 miles away with regular scheduled flights to both domestic and international destinations. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth. Access to the A30 can be gained at Bodmin connecting the cathedral towns of Truro and Exeter.

DESCRIPTION

A beautifully presented, four bedroom cottage which boasts off road parking and an array of charming character features throughout. This includes window seats, flagstone slate floors and exposed beams, floorboards and stone work.

ACCOMMODATION

On entrance you are greeted by the galley kitchen which gives access to the rear porch and open plan sitting/dining room. The kitchen offers a range of base and wall units with quartz worktops, Belfast sink with mixer tap, built in dishwasher, washing machine and oven with induction hob. French doors lead to the garden, perfect for al fresco dining. The rear porch has a door to the garden, cupboard which houses the boiler and a cloakroom. The sitting room has a log burner with a slate hearth, feature clome oven and reclaimed floorboards running through to the kitchen. The dining room has original flagstone slate flooring, alcoves with built in shelving and a built in book shelf. Beneath the stairs is a storage cupboard with power and space for an appliance.

The first floor landing gives access to bedrooms two, three and four and the family bathroom. Bedrooms two and three have space for a double bed and windows looking over the countryside, bedroom three benefits from a built in cupboard. Bedroom four also has a built in cupboard and space for a single bed. The family bathroom has a roll top bath with waterfall shower, vanity basin, wall mounted heated towel rail and a high-level WC. A balustrade staircase rises to the second floor, which is home to bedroom one. It is a generous double with space for storage and three Velux windows, flooding the room with light.

OUTSIDE

The rear garden is mostly laid to lawn with flower bed borders, a patio area and a gravel path leading to the shed and off road parking for two vehicles. Countryside views stretch down to the estuary along an Area Of Outstanding Natural Beauty.

EXTENSION INFORMATION

Planning permission to extend is valid until the 16th June 2025. These works must begin by the expiration date, but do not have to be completed by this date. All information can be found on the Cornwall Council website under the Planning And Building Control section. The application number is PA22/05566. Please contact Stags, Wadebridge on 01208 222333 for more information on the various extension options. Viewings are highly recommended to understand the extension potential.

SERVICES

Mains electricity, water and drainage, Gas central heating. 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 vendor's appointed agents, Stags Wadebridge 01208 222333.

DIRECTIONS

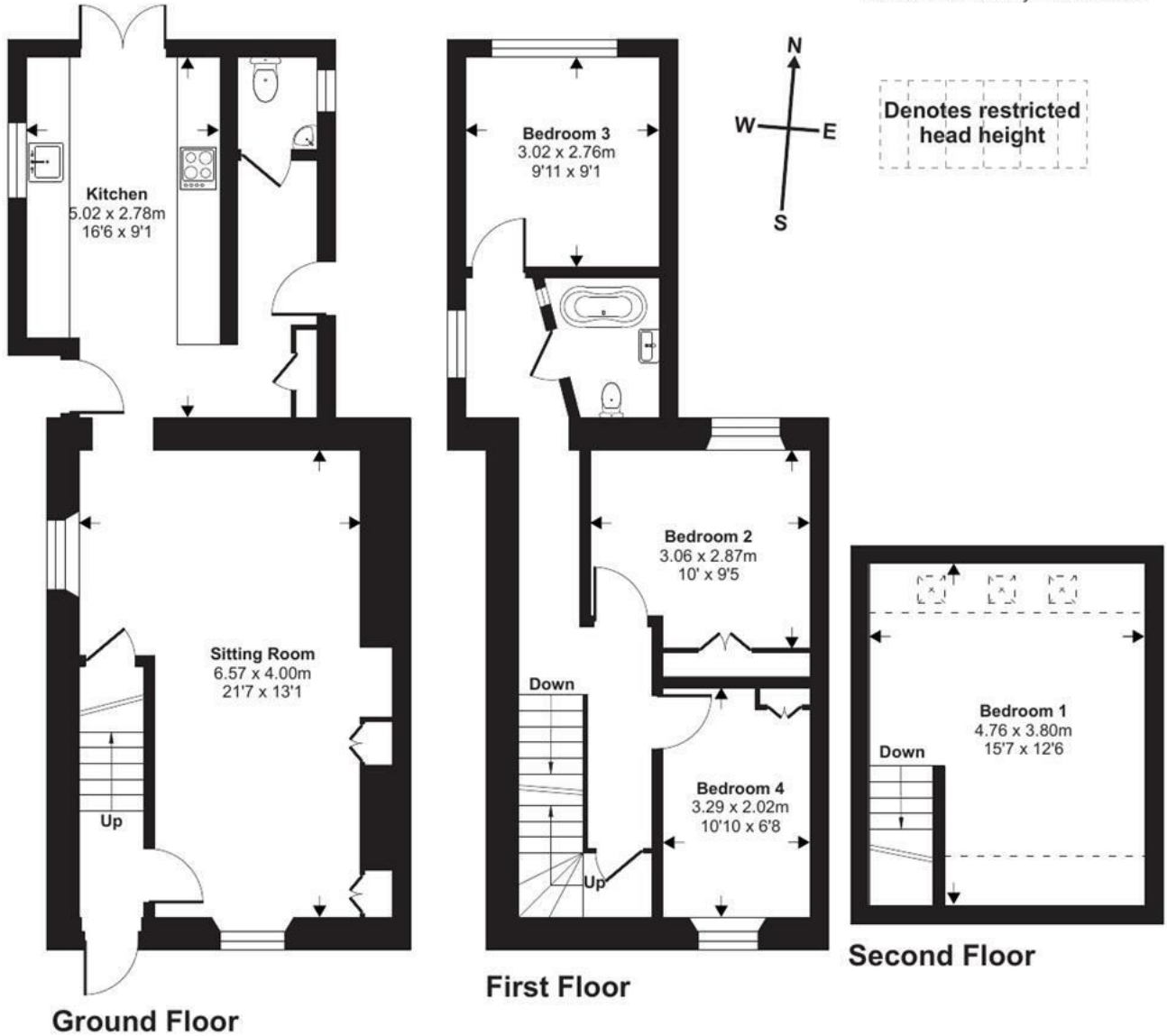
From Wadebridge town centre head North towards Eddystone Road and take the first exit at the roundabout. At the next roundabout take the second exit and continue on West Hill for 0.9 Miles then take the first exit onto the A39. Continue for 1.2 Miles and turn right towards St Issey. Keep on the road for approximately 1.8 Miles and the property will be on your right just past the church.

What 3 Words: ///cabinets.purse.tastes



Approximate Area = 1118 sq ft / 103.8 sq m
 Limited Use Area(s) = 51 sq ft / 4.7 sq m
 Total = 1169 sq ft / 108.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1197404

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	(81-91) B	(69-88) C	(55-77) D
(49-68) E	(35-48) F	(2-47) G	
Net energy efficient - higher scoring coats		82	67
England & Wales		EU Directive 2002/91/EC	

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