



Meadow View



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Withielgoose Mills, Bodmin, Cornwall, PL30 5LT

Bodmin 5.7 Miles - Wadebridge 5.3 Miles - Mawgan Porth 13.8 Miles

Offered to the market with no onward chain, a beautifully renovated, three bedroom character cottage situated in a peaceful hamlet location.

- No Onward Chain
- Tranquil Hamlet Location
- On-Road Parking
- Private Garden With Meadow Views
- Freehold
- Detached Cottage
- Three Double Bedrooms
- Utility Room
- Character Features
- Council Tax Band: Business Rates

Guide Price £450,000

SITUATION

The property is located in the tranquil hamlet of Withielgoose Mills. Surrounded by an array of picturesque countryside walks, it is perfect for dog walkers or any keen ramblers. Within 2.8 miles there is access to the A30 connecting you with Bodmin and Fraddon, offering a variety of shops, eateries, educational facilities and entertainment. Within 6 miles is the popular market town of Wadebridge also providing an assortment of amenities and the popular Camel Trail Cycle Path. Newquay airport is 11.9 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.

DESCRIPTION

Offered to the market with no onward chain, the property has been sympathetically renovated keeping an array of character features throughout. This including cottage style windows with window seats, exposed beams, floorboards and stonework. The property has previously been used as a successful holiday let but could also make the perfect family home.



ACCOMMODATION

From the porch, you enter into the sitting room which offers under stair storage space and a log burner with a slate hearth and exposed stonework. From here you can access the hallway leading to bedroom three and the kitchen/dining room and stairs rising to the first floor. The kitchen/dining room boasts a range of base and wall units, solid oak worktops, breakfast bar, built in dishwasher, Cookmaster oven with five ring hob, space for appliances and a triple aspect flooding the room with light. A door leads to the utility room and shower room. The utility offers a range of storage cupboards, space for appliances and a stable door leading to the garden. The shower room has a low level WC, vanity basin with mixer tap and walk in, waterfall shower with a handheld shower head.

The first floor gives access to the bathroom and bedrooms one and two. The bathroom has a low level WC, wash hand basin, panel bath with overhead shower and window to the garden. Whilst all three bedrooms are doubles, bedrooms one and two also benefit from a dual aspect.

OUTSIDE

The garden is mostly laid to lawn with an array of shrubs and trees and a patio area covered by a pergola, with views of the adjacent meadow. On road parking is available to the front of the property.

AGENTS NOTE

There is no official parking with the property, however on-street parking is available.

SERVICES

Mains electricity and water. Heating via an air source heat pump and underfloor heating in the kitchen and utility room. Drainage via a septic tank. 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.

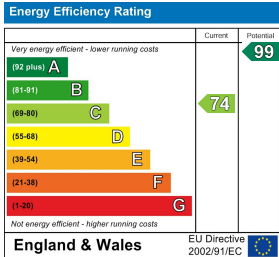
DIRECTIONS

From the centre of Wadebridge drive up Trevanion Road and continue towards Burlawn and Hustyns. Pass the Burlawn crossroad and continue for 1.5 miles and take the left hand turning to Hustyns. Continue along the road passing the turning for Withiel and pass through the hamlet of Tregawne. Cross the bridge at Ruthernbridge and take the first right sign posted Withiel. Continue along this road for approx. ¾ of a mile and the property will be found on the left-hand side clearly marked with a Stags for sale sign.

What3words: ///narrates.searching.viewers



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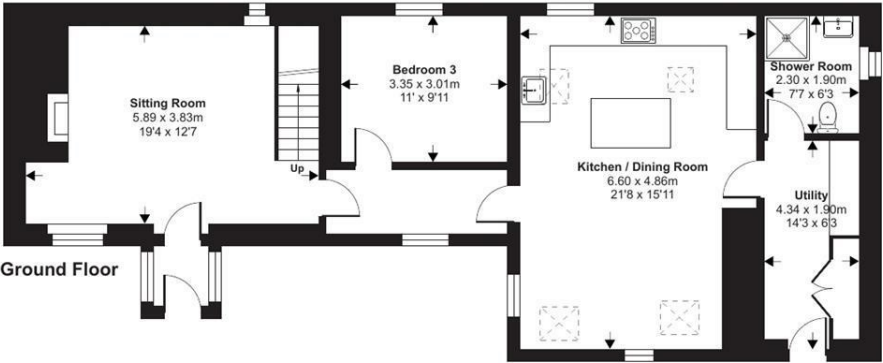
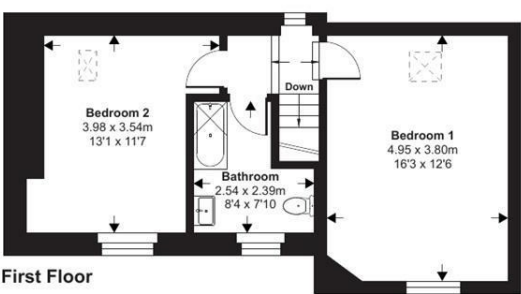
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Approximate Area = 1373 sq ft / 127.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1208130