



St Warris



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Burlawn, Wadebridge, PL27 7LD

Wadebridge - 1.8 Miles - Bodmin 7.7 Miles - Rock Beach 8.6 Miles

Pretty character cottage for updating set amidst wonderful mature gardens of 0.4 acre, just outside the popular hamlet of Burlawn

- Traditional cottage
- Sitting room/dining room
- 3 Bedrooms
- Off road parking
- Freehold
- Scope to update
- Kitchen
- Bathroom
- Glorious natural gardens
- Council Tax Band: D

Offers In Excess Of £395,000

SITUATION

The property is situated just outside the small hamlet of Burlawn, around 2 miles from the pretty former market town of Wadebridge which sits astride the river Camel. The town offers a wide variety of independent shops together with primary and secondary education, a cinema, numerous sports and social clubs and access to the popular Camel Cycle Trail.

The property is perfectly located to access the magnificent North Cornish Coast, a short distance from the popular sandy beaches of Polzeath and Daymer whilst the watersports haven of Rock has long stretches of sandy beaches on the shores of the beautiful Camel Estuary.

Nearby Padstow and Port Isaac are renowned harbour destinations with a number of fine restaurants including Rick Stein's Seafood Restaurant and Nathan Outlaw's Michelin starred restaurant.

Mainline railway services are available at Bodmin Parkway connecting London Paddington via Plymouth whilst Newquay Airport provides a number of scheduled flights to both domestic and international destinations.



THE PROPERTY

Nestling in a wooded valley position, St Warris is an attractive character cottage, seemingly constructed, in the main of vernacular materials and set within glorious mature gardens of around 0.4 acre.

This delightful cottage retains a wealth of traditional features and whilst it would benefit from a programme of updating and refurbishment, is an enchanting character home. The front door opens into a small entrance vestibule and from here into the lovely sitting room/dining room. Stretching across the entire frontage of the property, there is an open beam ceiling, tiled floor and original fireplaces with cloam ovens alongside a Cornish Range and wood burning stove. Completing the ground floor is a kitchen and rear lobby.

Rising to the first floor, there are three bedrooms and a bathroom.

GARDENS & GROUNDS

The wonderful natural gardens meander along the valley side and extend to around 0.4 acre, featuring areas of lawn, beautifully planted flower and shrub borders together with wildlife ponds. Adjacent to the cottage is a courtyard with gardeners wc and store whilst in the lower section of the garden is a storage shed 19ft x 9ft.

There is an off road parking area for 1-2 vehicles.

SERVICES

Mains water and electricity. Private drainage (type unknown). Oil fired central heating. Mobile coverage is limited indoors and likely outdoors (Ofcom). Upto superfast broadband is available in the area (Ofcom).

VIEWINGS

Strictly by prior appointment with the Wadebridge Office on 01208 222333

DIRECTIONS

Proceed to Burlawn from Wadebridge and pass through the central section of the hamlet, bearing left and continuing into the valley. St Warris is on the left hand side, where a For Sale board has been erected.

What3words///motivator.puzzled.wants



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			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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