



Tolgus



STAGS

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St. Merryn, Padstow, Cornwall, PL28 8NQ

Treyarnon 1.8 miles - Padstow 3.1 miles - Wadebridge 8.9 miles

An immaculately presented four bedroom cottage in the sought after village of St Merryn.

- Terraced Cottage
- Two Bathrooms
- Sought After Location
- Open Plan Living
- Freehold
- Four Double Bedrooms
- Tastefully Renovated
- Character Features
- Enclosed Rear Garden
- Council Tax Band: C

Guide Price £500,000

DESCRIPTION

Located in the sought after village of St Merryn, Tolgus is a beautifully presented four bedroom cottage which has been tastefully renovated whilst retaining many of its character features such as slate flooring, exposed beams, feature fireplaces and deep window sills. Previously used as a holiday let, the property lends itself perfectly as a family home or investment.

SITUATION

The property is situated in the bustling village of St Merryn which offers a good range of amenities including several restaurants, a post office/grocery store, a bakers/delicatessen, a petrol station/garage and two Public Houses including Rick Stein's 'The Cornish Arms' serving great food and local ales. There is also a doctors surgery and Primary School with an excellent reputation.

The popular sandy beaches of Treyarnon Bay, Harlyn Bay, Trevone Bay, Constantine Bay and Porthcothan are all located within a 1 to 4 mile radius, and the premium Trevoze Golf and Country Club is only 1 mile (approx) from the centre of the village. The historic and picturesque fishing town of Padstow is just over 3 miles distant and the thriving market town of Wadebridge is within 9 miles.

The nearest mainline station is Bodmin Parkway which is approximately 20 miles distance with the nearest airport at Newquay just 12 miles away.



ACCOMMODATION

The front door leads into a spacious, open plan kitchen/diner which opens through to a utility room to the left and sitting room to the right. The shaker style kitchen benefits from a range of base units and central island with breakfast bar, Belfast sink, Range cooker with extractor hood, integrated dishwasher and a storage cupboard. The utility area offers a range of base units with space for appliances and a window and stable door leading to the rear garden. The dining area offers a generous social space and features an exposed stone wall and two fireplaces with granite surrounds and a log burning stove. From the dining area is access to the first floor, the office/study and the dual aspect sitting room with exposed beams and French doors leading to the rear garden.

The first floor landing provides access to two generous double bedrooms, the family bathroom and stairs to the second floor. Both bedrooms offer a dual aspect with windows to the front and rear of the property. The bathroom benefits from a panel bath and a separate walk in shower, low level WC, vanity wash hand basin and a wall mounted heated towel rail. The second floor landing provides access to two further bedrooms and a shower room. Both bedrooms have two Velux windows and exposed ceiling beams. The shower room benefits from a corner shower, low level WC, vanity wash hand basin and wall mounted heated towel rail.

OUTSIDE

To the rear of the property is an enclosed patio, perfect for alfresco dining, which extends across to an outbuilding which houses the boiler. Steps lead to the upper level which is laid to lawn and bordered with mature shrubs and trees. There is no official parking with the property, only on road.

SERVICES

Mains electricity, gas, water and drainage. Broadband availability: Superfast. Mobile Phone Coverage: 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 01208 222333

DIRECTIONS


From Wadebridge, drive to the top of Westhill and take the first exist onto A39. After 1.2 miles turn right onto the A389, continue for 3 miles and turn right. Continue for another 1.4 miles and turn left on to B3276. Follow the same road into St Meryn, past The Cornish Arms and keep going to the crossroads. Turn left at the crossroads and the property will be situated on the right hand side.

What3Words: ///straying.exact.decanter



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		83	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

wadebridge@stags.co.uk

01208 222333

