



Wren Cottage

Wren Cottage, Burlawn, Wadebridge, PL27 7LD



SITUATION

The property is situated in 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.

ACCOMMODATION

Wren Cottage is a charming character cottage in an idyllic hamlet with far reaching countryside views and access to picturesque woodland walks. The property is built from stone with a partial slate-hung frontage and a block rear extension. The first floor offers an entrance porch which leads into a sitting/ dining room featuring a stone inglenook fireplace with multi-fuel burner and cloam oven. To the rear of the cottage is a bathroom and kitchen with built-in electric oven and hob, space for appliances and a door leading to the rear garden.

Upstairs are two double bedrooms, both with built-in cupboards and Bedroom One has wonderful countryside views.

OUTSIDE

The beautiful gardens are mostly laid to lawn with a patio seating area, mature shrubs and trees and a stone shed at the bottom. The laundry room provides power and plumbing and offers space for appliances. There is side access via a gate and a pedestrian right of way for the adjoining property.

To the side of the cottage there is offroad parking for 2-3 cars.

SERVICES

Mains water and electricity. Private drainage via a septic tank shared with the neighbouring property. Electric heating. Broadband availability: Superfast. 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 prior appointment with the Wadebridge Office on 01208 222333

DIRECTIONS

From Wadebridge town centre, pass the cinema on the right hand side and proceed along Trevanion Road up the hill signposted towards Burlawn. Turn left at the cross roads as you enter the hamlet. Continue for 0.1 miles and the property is located on your left.

What3Words: ///power.digests.solicitor

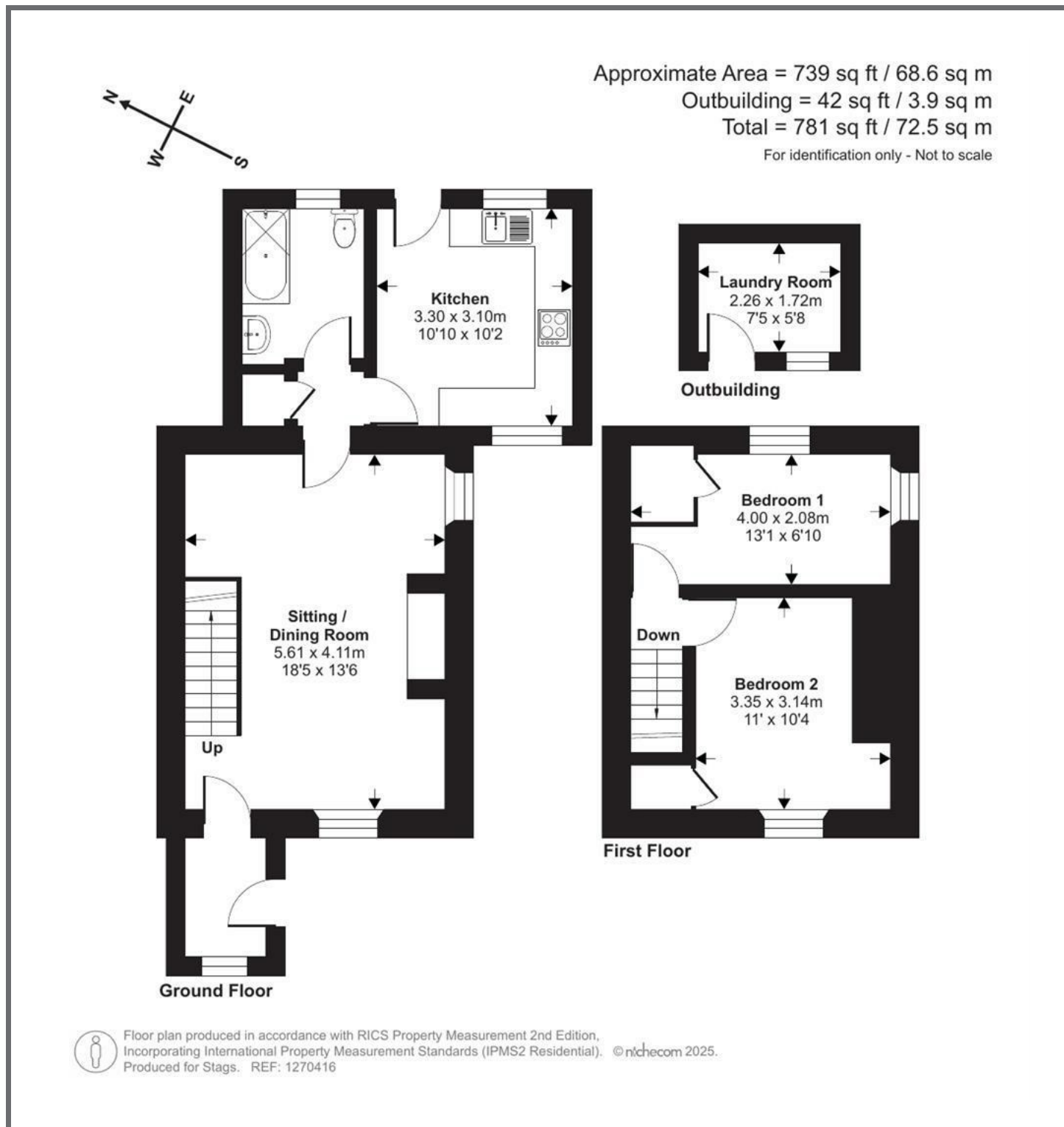
Wadebridge - 1.8 Miles - Bodmin 7.5 Miles
- Rock Beach 8.6 Miles

A wonderfully charming two bedroom character cottage in the picturesque hamlet of Burlawn.

- Semi-Detached Cottage
- Two Double Bedrooms
- Character Features
- Sought After Hamlet Location
- Countryside Views
- Separate Laundry Room
- Beautiful Gardens
- Private Parking
- Freehold
- Council Tax Band: B

Guide Price £325,000





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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D	52	
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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