



Riverside





# Riverside

St. Breward, Bodmin, PL30 4LY

Bodmin 8 Miles - Polzeath Beach 13.7 Miles - Camelford 6 Miles

Offered to the market with no onward chain, a charming one bedroom grade II listed character cottage, currently used as a successful holiday let.

- Detached Cottage
- Sought After Village Location
- Grade Two Listed
- One Bedroom
- Freehold
- No Onward Chain
- Surrounded By Beautiful Countryside
- Character Features
- Ensuite Shower Room
- Council Tax Band: Business Rates

## Guide Price £190,000

### SITUATION

Riverside is located in the popular moorland village of St Breward. The thriving village offers a range of amenities such as the renowned Old Inn, village school, community shop and Parish church. On the outskirts of St Breward is the Camel Trail which runs along the banks of the River Camel through Wadebridge and on to the picturesque fishing village of Padstow. For any keen ramblers, an array of beautiful countryside walks are available on your doorstep.

The town of Bodmin is 8 miles to the south with a range of amenities and there is a direct link to London Paddington from Bodmin Parkway. The estuary town of Wadebridge, is just over 10 miles away and offers a wide range of shops, primary and secondary schools, cinema, restaurants and access to the popular Camel Trail. Newquay airport provides a number of scheduled flights to both domestic and international destinations and can be accessed via the A39.





## ACCOMMODATION

On entrance you are greeted by the warm and welcoming sitting room, which gives access to the kitchen and stairs to the first floor, with a storage cupboard below. The sitting room boasts a dual aspect with a window seat to the front, exposed beams, clome oven and fireplace with a log burner, slate hearth and exposed stonework. The kitchen benefits from a dual aspect, range of base and wall units, space for appliances and sink with a mixer tap. From here, you can access the side garden and downstairs bathroom. The bathroom has a low level WC, wash hand basin, wall mounted heated towel rail and bath.

Stairs rise to the double bedroom and are flooded with light by a rustic, cottage style window. Relaxing sounds from the nearby stream can be heard from the bedroom, it also benefits from two storage cupboards, exposed beams, window with a window seat and an ensuite shower room. The ensuite has an electric shower, vanity basin with mixer tap, low level WC, wall mounted heated towel rail and exposed floorboards.

## OUTSIDE

A stone bridge leads to the front patio garden, which has flower beds with an array of shrubs and plants. A path leads to the side garden, where there is a raised, private shingle seating area.

## SERVICES

Mains electricity, water and drainage. Electric storage heaters. 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 appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.

## DIRECTIONS

From The Old Inn, St Breward, follow the road past the Village Hall and take the 2nd left turning after the sign for De Lank Waterworks. Continue on that road and the property will be on your left, clearly marked with a Stags for sale sign.

What3Words: ///summaries.chefs.tasters

## AGENTS NOTE

The furniture is available by separate negotiation, for any prospective buyers who wish to continue holiday letting the property.





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.



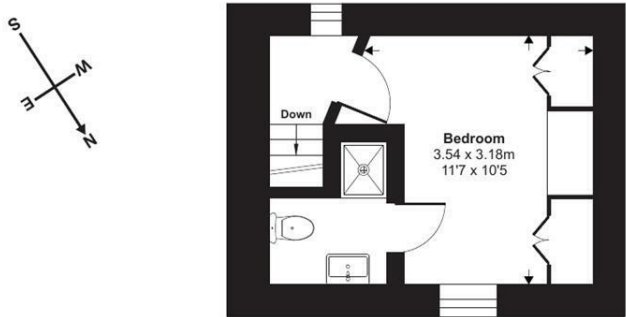
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			70
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			24
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

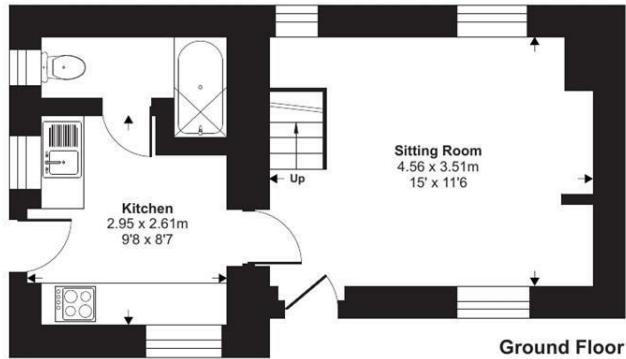
wadebridge@stags.co.uk

01208 222333

Approximate Area = 486 sq ft / 45.1 sq m  
For identification only - Not to scale



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Stags. REF: 1196394