



Meneage Cottage





# Meneage Cottage

Talskiddy, St. Columb, Cornwall, TR9 6ED

Mawgan Porth - 6 miles St Columb - 2 miles Wadebridge - 8 miles

**A substantial detached character home set amidst grounds of 2.5 acres with paddock, double garage and workshop.**

- Ready access to North Coast
- Substantial character home
- 3 Reception rooms
- 4 Bedrooms (1 en-suite)
- Double garage & workshop
- No onward chain
- Gardens and paddocks - 2.5 acres
- Edge of hamlet
- Freehold
- Council Tax Band D

## Guide Price £925,000

### SITUATION

Talskiddy is a small rural hamlet around 6 miles from the sandy beach at Mawgan Porth, whilst Watergate Bay is approximately 7.5 miles. The picturesque and bustling fishing harbour of Padstow is approximately 8 miles away where there are a number of fine restaurants, together with regular pedestrian ferry services giving access to the beautiful beaches of Daymer Bay, Polzeath and Rock.

North of Mawgan Porth are a number of other fine sandy beaches including Porthcothan, Treyarnon, Constantine Bay, Harlyn Bay and Trevone whilst to the south are the renowned surfing beaches at Newquay.

The nearest town is St Columb Major with a range of local facilities and primary school. The estuary town of Wadebridge is 8 miles away with a wider range of shops together with primary and secondary education, cinema, numerous sports and social clubs and access to the ever-popular Camel Trail. To the east is the splendour of Bodmin Moor, designated an Area of Outstanding Natural Beauty and a haven for walkers and nature lovers alike. There are mainline rail services at Bodmin Parkway and access to the A30 trunk road can be gained at Victoria, linking the cathedral cities of Truro and Exeter.





## THE PROPERTY

Meneage Cottage is set on the northern edge of Talskiddy and stands amidst gardens and grounds of around 2.5 acres with lovely rural views.

The property comprises an original character cottage, constructed of vernacular materials, along with a striking curved extension that has created a truly individual country house. The comfortable accommodation extends to around 3,000 sq ft and is approached from the rear into an impressive conservatory that is subdivided into two rooms, the larger area is open to the kitchen, which is appointed in a Shaker style with oil fired Aga. The cosy dining room has an open beam ceiling whilst the generous dual aspect sitting room features a substantial granite fireplace with wood burning stove. To the rear is the second section of the conservatory with built in bar area. Completing the ground floor is a shower room and external utility.

Upstairs there are four bedrooms (one en-suite) along with the family bathroom

## GARDENS, GROUNDS & Paddock

The property is approached through an electric gate to an extensive driveway with ample parking and direct access to the double garage. Adjacent to the main building is a detached workshop which could create a wonderful studio or home office.

To the front is a garden, sheltered by mature hedging whilst to the rear are further areas of lawn and substantial raised fish pond. From here a five bar gate opens to the paddock with field shelter and pond. There is also an enclosed vegetable garden with vegetable beds, shed and polytunnel.

## SERVICES & NOTES

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

Covenants exist and further information is available from Stags

## VIEWINGS

Strictly by prior appointment with Stags Wadebridge Office on 01208 222333

## DIRECTIONS

Proceed into Talskiddy from the St Columb Direction and take the right hand fork. Continue through and out of the hamlet and the property will be on the left.





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) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>46</b>	
(1-20) <b>G</b>		
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

