



Marsh Cottage & Sweeney Cottage



# Marsh Cottage & Sweeney Cottage

Chapel Amble, Wadebridge, Cornwall, PL27 6EU

Wadebridge - 3 miles Rock - 5 miles Polzeath - 5.5 miles

A pair of lovely cottages set in mature gardens of 0.28 acre in the very heart of this picturesque village

- 2 Cottages & connecting door
- 2 Reception rooms
- Bath & shower rooms
- Established gardens
- Freehold
- 4 Bedrooms
- 2 Kitchens
- 2 Garages
- No Onward Chain
- Council Tax Band D & C

Guide Price £615,000

## SITUATION

Marsh Cottage and Sweeney Cottage are set in the heart of the picturesque village and Conservation Area of Chapel Amble, complete with a historic village green and The Maltsters Arms (recently reopened). Located just to the north of the popular town of Wadebridge, the village has easy access to its many amenities, including a range of independent shops, primary and secondary schools, cinema, sports and social clubs, and the Camel cycle trail.

These delightful cottages are ideally situated to explore the stunning North Cornish coast, with nearby sandy beaches at Rock, Daymer, and Polzeath, as well as the scenic harbour towns of Port Isaac and Padstow. To the east lies Bodmin Moor, an Area of Outstanding Natural Beauty.

For those needing transport links, mainline railway services are available at Bodmin Parkway, with direct connections to London Paddington. Newquay Airport offers both domestic and international flights, while the A30, easily accessible from Bodmin, connects to the cathedral cities of Exeter and Truro.



## THE PROPERTIES

Marsh Cottage and Sweeney Cottage are a pair of adjoining character homes that in more recent years have been occupied as one residence with an interconnecting doorway on the ground floor. For those wishing to have independent cottages, this would simply require the reinstatement of a wall and separating of the electrical systems. With mature gardens and grounds of 0.28 acre, both properties enjoy views over the protected marsh to the open countryside beyond. Amble Marshes is a designated Site of Special Scientific Interest (SSSI). With controlled flooding it is valued for its overwintering waders and wildfowl, as well as its role as a breeding site for birds.

Marsh Cottage is approached into kitchen/breakfast room, appointed with a range of Shaker style units, under granite worksurfaces. From here, a door opens into the cosy sitting room with open beam ceiling, woodblock floor and stone fireplace with wood burning stove. This room has an interlinking door with Sweeney Cottage. Stretching across the front facade is a conservatory with doors to the sun terrace. To the rear is a shower room and separate cloakroom. Stairs rise from the sitting room to two bedrooms.

Sweeney Cottage has independent front and rear doors opening from the central reception hall. This is flanked by a second kitchen/utility room - with its electric Aga - and the characterful sitting room, complete with substantial fireplace inset with wood burning stove, cloam oven and internal shutters. The garden porch contains a cloakroom and larder/utility cupboard. Upstairs are two bedrooms and a bathroom.

## OUTSIDE

Approached off a quiet lane, there is a sloping driveway leading down to a pre-fabricated concrete garage whilst on the opposite side of the lane is a further garage.

Wrapping around Marsh Cottage is an elevated sun deck with glass balustrading and steps leading down to the garden. The dog secure grounds extend to 0.28 acre, are in three distinct sections and stretch across the frontage being principally laid to lawn. A further area has meandering pathways among beds and fruit trees.

## SERVICES

Mains water, drainage and electricity. Part oil fired heating including under floor in the kitchen of Marsh Cottage. Electric night storage units. Superfast broadband available (Ofcom). Mobile coverage limited indoors and likely outdoors (Ofcom). Vendor confirms full mobile coverage on O2 network.

## VIEWING

Strictly by prior appointment with Stags Wadebridge Office on 01208 222333.

## DIRECTIONS

Proceed to Chapel Amble (Park on the green) and walk down the side of The Maltsters Arms. The cottages are very nearby on the right hand side.



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.

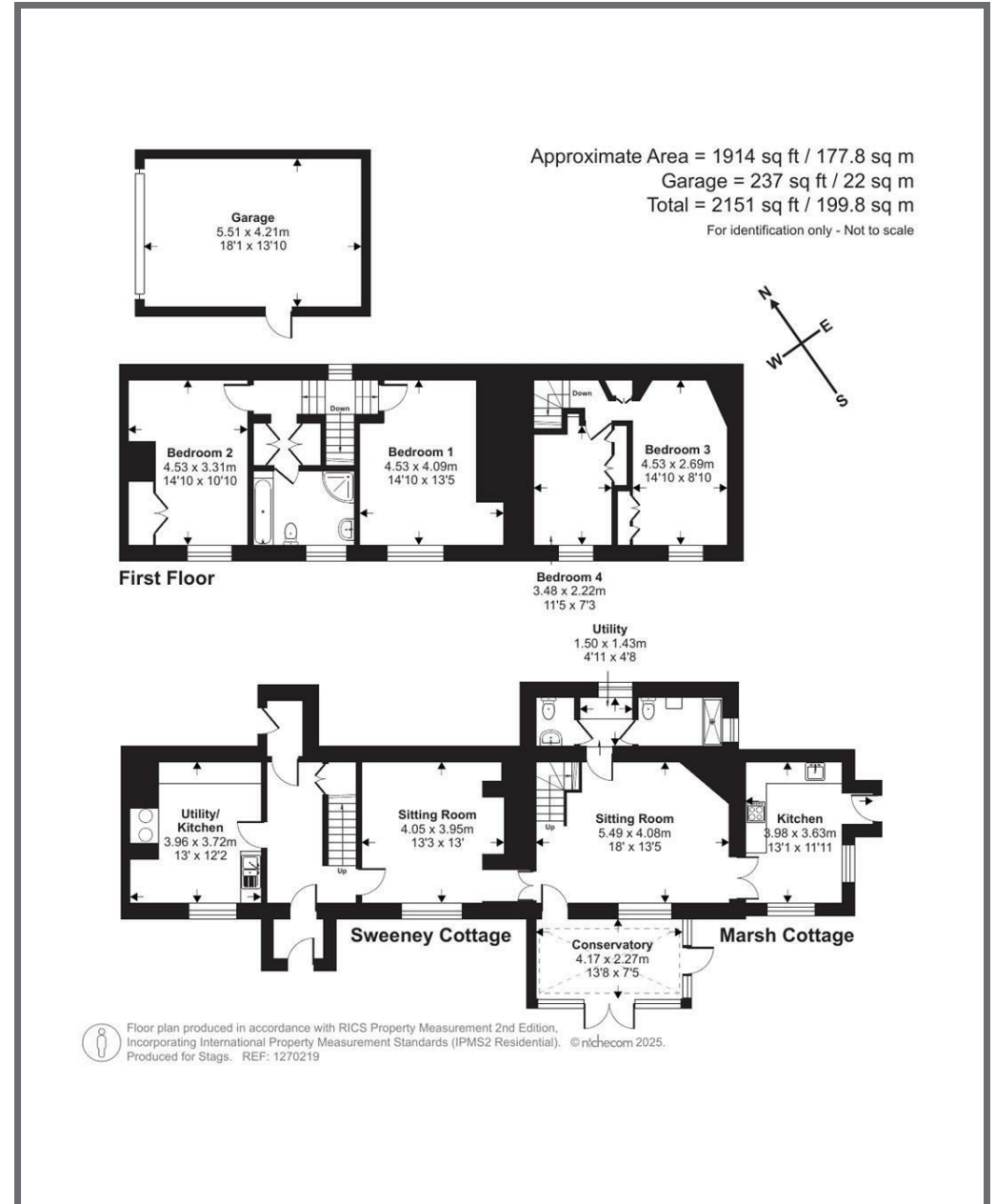


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	37	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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