



Churchtown Farmhouse



**STAGS**



# Churchtown

Michaelstow, Bodmin, PL30 3PD

Wadebridge 8 Miles - Polzeath 10.7 Miles - Camelford 3.8 Miles

Offered to the market with no onward chain, this detached four bedroom house benefits from off-road parking and a laid to lawn garden.

- Detached
- Utility/Shower Room
- Laid To Lawn Garden
- Freehold
- Four Bedrooms
- Countryside Village Location
- Off-Road Parking
- Council Tax Band: F

## Guide Price £550,000

### SITUATION

Approximately 4 miles away is Camelford, offering both primary and secondary schools as well as a comprehensive range of shopping facilities, including a Co-op, chemist, Post Office, doctor's surgery and veterinary practice. 8 miles away is the market town of Wadebridge, that offers a wide variety of independent shops together with primary and secondary schools, cinema, numerous sports clubs, social clubs and access to the popular Camel Cycle Trail. The picturesque and rugged North Cornish Coast lies just over 5 miles away giving access to an extensive range of sandy beaches and cliff top walks with some of the most stunning coastal scenery in the UK. 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

The property is accessed through a stable style door into an enclosed porch. This leads into a farmhouse style breakfast kitchen, with quality appliances including a Rayburn range cooker with two ovens and a range of wall and base units. Off the kitchen is an inner hallway leading to the sitting/dining room with a woodburning stove and a door to a further porch, leading to the beautifully landscaped gardens. Off the hallway is a further sitting room with a woodburning stove. There is a downstairs shower room that doubles as a utility area. Off the stairwell is a light airy landing with doors off to four bedrooms and the family bathroom with a separate shower enclosure.

## OUTSIDE

Outside, there is ample parking beyond a five-bar gate and the gardens are laid to lawn with beautiful herbaceous borders and a cascading watercourse running alongside the far boundary.

## SERVICES

Mains electricity and water. Oil fired central heating. Private drainage via a septic tank. Broadband availability: Ultrafast. 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 vendors appointed agent Stags, Wadebridge - 01208 222333

## DIRECTIONS

What3Words:///bandwagon.piano.incurring





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>		
(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>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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