



Allenbrook



STAGS

Allenbrook, Dinham's Bridge

St Mabyn, Bodmin, Cornwall, PL30 3BP

Wadebridge - 3.6 miles St Mabyn - 0.75 mile Rock - 9 miles

A gorgeous Grade II Listed character cottage set on the banks of the River Allen amidst 1.4 acres of idyllic gardens and grounds

- Picturesque character cottage
- 2 Reception rooms
- Kitchen
- Ancillary accommodation
- Freehold
- Riverside gardens of 1.4 acres
- Study
- 2 Bedrooms (1 en-suite)
- Two driveways
- Council Tax Band E

Guide Price £750,000

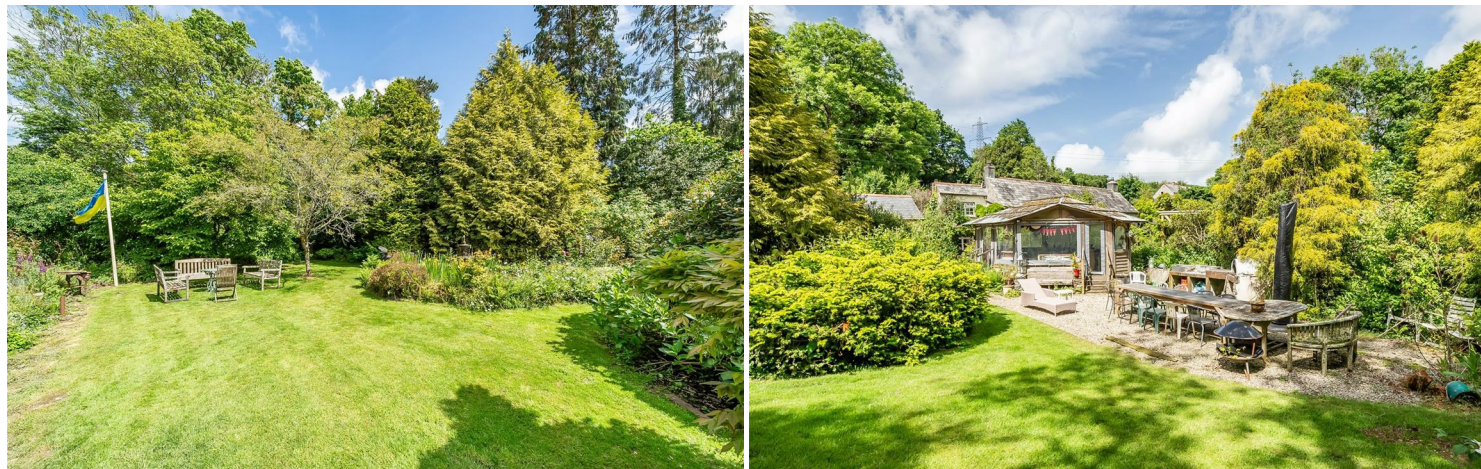
SITUATION

Allenbrook is situated at Dinham's Bridge, a short distance from the village of St Mabyn, complete with the St Mabyn Inn, primary school, community run shop/post office, village hall and church. St Kew Highway which is 1.5 miles away has a doctors surgery and petrol filling station.

Located around 3.6 miles from the popular town of Wadebridge, the village has easy access to its many amenities, including a range of independent shops, secondary schools, cinema, sports and social clubs, and the Camel cycle trail.

Allenbrook is also ideally situated to explore the stunning North Cornish coast, with nearby sandy beaches at Rock, Daymer, and famous surfing beach of 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 PROPERTY

This gorgeous, wisteria clad, Grade II Listed cottage stands amidst idyllic gardens and grounds of around 1.4 acres that border the picturesque River Allen, itself a Site of Special Scientific Interest.

Retaining a wealth of traditional features and available on the open market for the first time in 15 years, the cottage is thought to date from the early 17th Century and was constructed of local stone and granite materials, alongside later additions in the 19th and 20th centuries.

Approached via a porch, the central entrance hall is flanked by two formal reception rooms, both with slate tiled floors, open beam ceilings and historic fireplaces, inset with woodburning stoves and cloam ovens. The dining room has a wide bay window overlooking the garden. To the rear is a Shaker style kitchen with granite worksurfaces, high ceiling and an oil fired Heritage Range. Leading on from here is a walk-in pantry, cloakroom with wc and a porch/utility room. Completing the ground floor is a study.

On the first floor are two double bedrooms, the master with en-suite bathroom with roll top bath and walk in shower and the second with a wc and wash basin.

ANCILLARY ACCOMMODATION

Adjacent to the main cottage is a detached outbuilding that affords useful ancillary accommodation in the form of an en-suite bedroom and study

GARDENS & GROUNDS

Unfolding across 1.4 acres of river fronting gardens, the grounds are a pure joy, featuring areas of formal lawn, seating areas and an array of beautifully planted borders and established flower beds and wild areas. Meandering amongst maturing trees that include acers, willows and copper beech are mown pathways all with the backdrop of the River Allen - a walk along the river bank is magical with quiet spots to sit and absorb nature, both surrounding you and in the water. At the far end of the garden is a wildlife pond with footbridges crossing onto a small island and a brook.

The driveway passes across the front of the cottage and is approached through an electric gate, leading to parking for three cars or so. A secondary access is available from the country lane to the rear with parking for at least two vehicles.

Directly to the front is an area of lawn with impressive water feature and then a short walk takes you to the outside entertaining area with pizza oven, bbq and lovely garden room that is perfect for parties. Also within the grounds are three timber sheds, a greenhouse, vegetable garden and an orchid room with a wc.

SERVICES AND NOTES

Mains electricity and water. Private drainage system to a Klargester Biotec sewage treatment plant. Oil fired central heating. No mobile coverage (Ofcom). Upto ultrafast broadband in the area and BT fibre to the property.

The property experienced flooding in 2012 and since then, significant flood alleviation works have been carried out by the vendors, no further flooding has occurred despite record breaking rainfall.

VIEWINGS

Strictly by prior appointment with Stags Wadebridge Office on 01208 222333

DIRECTIONS


What3words: ///truffles.symphony.sake

From Wadebridge take the A39 in a north easterly direction. Opposite St Kew Farm shop, turn right towards St Mabyn and proceed down into the valley. Allenbrook will be on the right, before the bridge over the river.



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			94
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	23		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

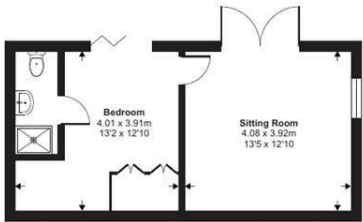
wadebridge@stags.co.uk

01208 222333

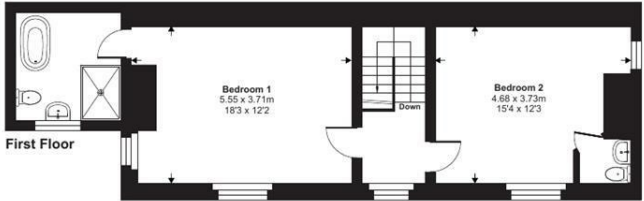


Approximate Area = 1522 sq ft / 141.3 sq m
Ancillary Accommodation = 348 sq ft / 32.3 sq m
Outbuildings = 434 sq ft / 40.3 sq m
Total = 2304 sq ft / 213.9 sq m

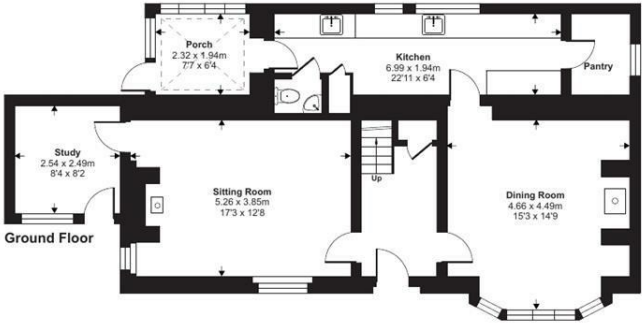
For identification only - Not to scale



Ancillary Accommodation



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichiocom 2025. Produced for Stags. REF: 1299624



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London