



BEECHWOOD

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Tresarrett, Bodmin, PL30 4QF

Wadebridge 7.7 miles - Bodmin 4.6 miles - North Cornish Coast
9.9 miles

A substantial country residence offering generous accommodation, situated within a popular rural position.

- No Onward Chain
- Countryside Location With Nearby Amenities
- 4 Bedroom House
- 2 Bedroom Annexe
- Approximately 0.75 Acres
- Views Over the River Camel
- Workshop
- Off Road Parking
- Council Tax Band: E
- Freehold

Guide Price £749,950

SITUATION

The property is located in Tresarrett a picturesque, area of outstanding natural beauty. Approximately 1 mile away, the village of Blisland is renowned for its village green, historic church, award winning public house, community store and primary school. The historic town of Bodmin is only 4.4 miles away, offering an array of local shops, supermarkets, cinema, schools and mainline rail services from Bodmin Parkway Station, connecting to London Paddington via Plymouth. The property is located on the banks of the River Camel with access to the popular Camel Trail and within 10 miles of the magnificent North Cornish coast. The popular market town of Wadebridge is within 8 miles and just over 20 miles is Newquay airport, providing a number of scheduled flights to both domestic and international destinations.

DESCRIPTION

Set in a tranquil location with sounds of the river, Beechwood is an immaculately presented country property occupying a stunning elevated position with magnificent views over the River Camel and Camel Trail. Said to be a former coach house, the main residence offers spacious versatile accommodation with an adjoining two-bedroom self-contained annexe and sits amongst sloping grounds totalling approximately 0.75 acres.



ACCOMMODATION

The front door opens into the entrance hall with WC and a door through to the utility room with a range of cupboards, space for appliances and an inset sink. A door leads through to the workshop and a useful store. The kitchen / breakfast room has a range of wall mounted units, base units and drawers, granite worktop, three inset sinks, built in oven and hob with an extractor hood over. A door leads out to a covered terrace with views over the River Camel. The dining area offers an excellent space for hosting with its wood burning stove, open plan living area and garden room with a range of shelving, additional wood burning stove and former front door providing access to the front.

Stairs lead up from the living area to the first floor with an open plan snug space, 4 bedrooms and a family bathroom. The master bedroom has superb views of the valley and river, a dressing room and an en-suite bathroom.

ANNEXE

The annexe accommodation comprises an open plan living area and Kitchen with a vaulted ceiling, wood burning stove and floor to ceiling windows, showcasing the properties position. The kitchen has a range of cupboards with an inset sink, built in appliances, oven, hob and microwave. The annexe also offers two double bedrooms, utility room and a wet room.

OUTSIDE

The property is approached by a gravel drive offering parking for numerous vehicles. The grounds are predominantly at the rear of the property, sloping down to the Camel Trail. The grounds offer a variety of trees shrubs and plants with paths around the property.

Outside the kitchen/breakfast room a covered terrace offers the ideal position for al fresco dining with a superb outlook. A deck area with barbecue leads to a further garden area which provides outside space for the annexe. There are two ornamental ponds, a garden cabin with a covered area for seating, enclosed storage shed and a further array of trees, shrubs and plants.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage via a septic tank. Solar panels supplying the hot water cylinder for the main house.

Broadband availability: Superfast. Mobile Phone Coverage: Voice and Data. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

DIRECTIONS

What3words.com: ///cutlets.monk.gratitude



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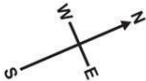
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		69
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 2739 sq ft / 254.4 sq m
Cellar = 133 sq ft / 12.3 sq m
Summer House = 114 sq ft / 10.6 sq m
Annexe = 863 sq ft / 80.2 sq m
Total = 3849 sq ft / 357.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Stags. REF: 1241864



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