



Meadowside Cottage



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Burlawn, Wadebridge, Cornwall, PL27 7LD

Wadebridge 2 Miles - Rock Beach 8.3 Miles - Bodmin 6.5 Miles

Three bedroom cottage with an abundance of character features throughout, offered to the market with no onward chain.

- No Onward Chain
- Three Double Bedrooms
- Attached Garage
- Ample Parking
- Freehold
- Detached Cottage
- Ensuite Bathroom
- Grade II Listed
- Countryside Views
- Council Tax Band: E

Guide Price £575,000

SITUATION

The property is situated in the peaceful hamlet of Burlawn. It is not only a short distance to the magnificent North Cornish Coast, but also offers an array of local countryside walks, one of which is in the picturesque Hustyn's Woods which leads down to the famous Camel Trail. 2 Miles away, Wadebridge has a wide variety of independent shops together with primary and secondary education, a cinema, numerous sports and social clubs and seasonal events throughout the year. Nearby Padstow and Port Isaac are renowned harbour destinations with a number of fine restaurants including Rick Stein's Seafood Restaurant and Nathan Outlaw's Michelin starred restaurant. 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.

DESCRIPTION

Dating back 450 years this 16th century, Grade 2 listed property, boasts three double bedrooms and spacious living accommodation. Throughout the property there is an array of charming character features, some dating back to when the property was first built. It offers ample parking for multiple vehicles and laid to lawn gardens overlooking the panoramic views of Hustyn's Woods. It has been used as both a loved family home and more recently as a successful holiday let for those who are looking for an investment opportunity.



ACCOMMODATION

You enter through the front porch which leads into the sitting room. Here, dual aspect windows with window seats, flood the room with light and a fireplace with a log burner sits at the far end of the room, accompanied by a slate hearth and wooden lintel. An alcove currently housing shelving, could be the doorway leading to an extension in the garage, for those who would be interested in seeking the relevant permissions to do so. From the sitting room you access the cottage style kitchen, again boasting a dual aspect alongside a range of base and wall units, granite worktops, integrated dishwasher, Beko oven with induction hob, fridge, doorway to the dining room and stairs rising to the first floor. The dining room has exposed stonework, beams and original Delabole slate flooring. Also, a wooden lintel with beautiful detailing sits above the Esse range cooker and dates back to when the property was originally built.

The first floor landing gives access to all three double bedrooms and the family bathroom. Bedroom One is a generous size and comfortably accommodates a super king size bed. It brags triple aspect windows and vaulted ceilings with beams, leaving the room feeling light and spacious. It also offers an ensuite bathroom with a panel bath, wash hand basin, low level WC and airing cupboard which houses the boiler. Bedrooms Two and Three have space for a double bed and windows with window seats, Bedroom Two also offers a built in wardrobe. The family bathroom has an electric shower, sink with mixer tap, low level WC, wall mounted heated towel rail and storage space.

OUTSIDE

The gated, shingle driveway has space for multiple vehicles and a path that leads to the front door and attached garage, which is currently used as a utility space but could fit one vehicle if desired. There is an outbuilding which has space for gardening equipment and adjacent to this is a log store. The garden is mostly laid to lawn, with a collection of mature shrubs and trees which frame outstanding views of Hustyn's Woods. There is a patio area with a summer house, which also enjoys the countryside views and make the perfect seating area for a summer barbeque or al fresco dining.

SERVICES

Mains water and electricity. Oil fired central heating controlled by Nest heating system. Private septic tank drainage system located within the property's boundaries. Mobile coverage is good indoors and outdoors. Superfast broadband is available in the area (Information Provided Via Ofcom).

VIEWINGS

Strictly by the vendors appointed agent, Stags Wadebridge 01208 222333.

DIRECTIONS

What3words: ///ferried.windmills.reassured



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	41		
(1-20) G			
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



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