



14 Boathouse Terrace

14 Boathouse Terrace, Spitfire Row, St Eval, Wadebridge, Cornwall, PL27 7FU



Mawgan Porth 2.5 miles - Newquay Airport
5 miles - Padstow 7.5 miles

An immaculately presented and well-appointed four bedroom property offering generous accommodation over three storeys with distant sea views.

- Semi-Detached Modern Residence
- No Onward Chain
- Four Double Bedrooms
- Master En-Suite
- Open Plan Living
- Distant Sea Views
- South East Facing Garden
- Two allocated Parking Spaces
- Freehold
- Council Tax Band: D

Guide Price £395,000



SITUATION

The property is located in St Eval, a popular hamlet just under three miles from the seaside destination of Mawgan Porth. St Eval offers a post office, local shop, primary school and nursery, church and is home to Kernow chocolate factory and Rick Steins HQ. The popular fishing town of Padstow is situated just 7.5 miles away and is known for its extensive range of cafes, public houses and eateries, including Rick Steins esteemed seafood restaurant and Paul Ainsworth's Michelin Starred 'Number 6' restaurant. The estuary town of Wadebridge, on the banks of the River Camel, is just over 10 miles away with doctors, dentists, veterinary surgery, supermarkets and additional amenities associated with such a thriving and popular town. Newquay airport is 5 miles away with regular scheduled flights to both domestic and international destinations. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth. Access to the A30 can be gained at Bodmin connecting the cathedral towns of Truro and Exeter.

THE PROPERTY

Built in 2021, this beautifully appointed four bedroom property offers well-proportioned accommodation arranged over three storeys, finished to a high standard throughout. Ideally suited as a principal residence or family home, the property enjoys a convenient and desirable location, with views towards open playing fields and glimpses of the sea beyond.

The ground floor comprises a welcoming entrance hall with a cloakroom and useful under-stairs storage. At the heart of the home lies a superb open-plan kitchen/dining/sitting room, a bright and sociable space ideally suited to modern living. The kitchen is comprehensively fitted with a range of wall and base units, incorporating integrated appliances including dishwasher, washer/dryer, fridge/freezer, and a dual sink, complemented by an electric fan oven with gas hob. French doors open from the sitting area onto the South/East-facing rear garden, flooding the space with natural light.

To the first floor are three well-proportioned double bedrooms and a family bathroom. The entire top floor is dedicated to an impressive principal suite, offering a generous bedroom with elevated views across the adjacent playing fields and distant sea views. A skylight enhances the sense of light and space, while the room is further complemented by a modern en-suite shower room.

OUTSIDE

To the front of the property is a neatly maintained garden, laid to lawn and bordered by hedging, offering an attractive approach to the home. A gated side path leads to the enclosed rear garden, which enjoys a desirable South-East aspect. This private outdoor space is predominantly laid to lawn with a variety of shingle flower beds and featuring cherry and pear trees. A paved patio provides a pleasant seating area, ideal for outdoor dining and entertaining.

A rear gate gives direct access to two allocated parking spaces, with the added benefit of further visitors' parking located to the front of the property.

SERVICES

Mains water, electricity and drainage. Mains gas central heating. Broadband availability: Ultrafast. Mobile phone coverage: Voice and Data (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

AGENTS NOTE

There is an annual maintenance charge of £ per annum.

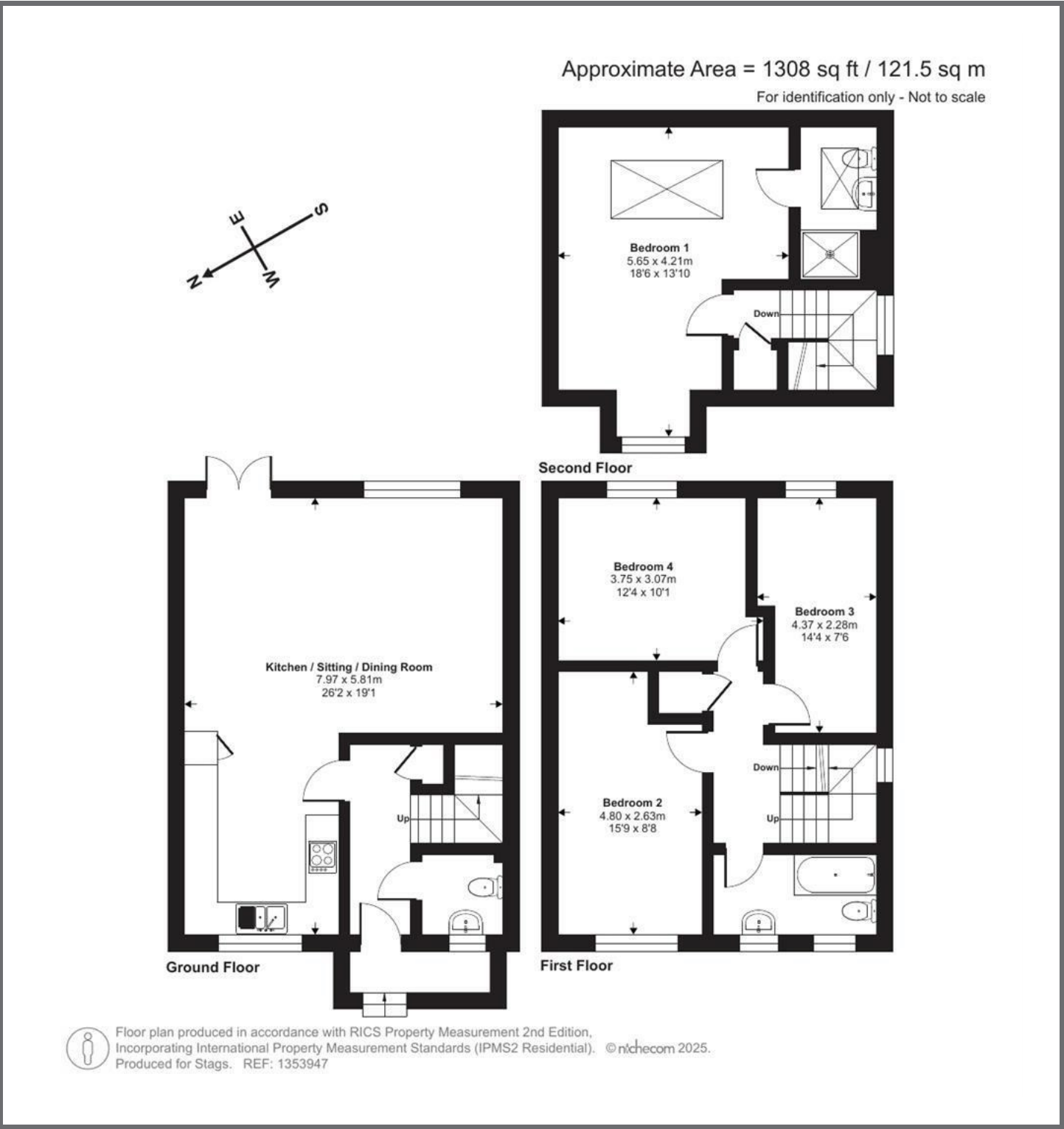
VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.

DIRECTIONS

What3Words: ///inflammelakeside.flow





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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A	85	94
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(31-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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