



Jasmin Place



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St. Mabyn, Bodmin, Cornwall, PL30 3BQ

Wadebridge 4.5 miles - Bodmin 6.8 miles - North Cornish Coast
6.8 miles

Detached Georgian home situated in St
Mabyn with generous gardens and
planning permission to extend.

- Detached Period Property
- Sought After Village Location
- Ample Parking
- No Onwards Chain
- Freehold
- Four Double Bedrooms
- Generous Front and Rear Gardens
- Garage/Workshop
- Planning Permission to Extend
- Council Tax Band: E

Guide Price £835,000

DESCRIPTION

A grand four bedroom Georgian home which has undergone extensive refurbishment and benefits from generous front and rear gardens, garage/workshop and a wealth of period features. There is also planning permission for a double storey side and rear extension with a single storey extension to the rear. Planning application number: PA22/10061.

SITUATION

The property is located in the popular village of St Mabyn. St Mabyn has an excellent primary school, community post office/general store, historic Church and popular public house. The village lies to the north east of the former market town of Wadebridge which sits astride the River Camel and offers a wide range of shops, primary and secondary educational facilities, cinema, restaurants and access to the popular Camel Cycle Trail.

The property is perfectly located to explore the magnificent North Cornish coast, including the sandy beaches of Rock, Daymer and Polzeath and numerous first class restaurants in Padstow and Port Isaac. To the east is the splendour of Bodmin Moor, an Area of Outstanding Natural Beauty, a haven for walkers and nature lovers alike. There is access to mainline railway services at Bodmin Parkway connecting to London Paddington via Plymouth whilst Newquay airport has flights to both domestic and international destinations.



ACCOMMODATION

A wooden stable door leads into the dual aspect kitchen with large windows overlooking both the front and rear gardens. The modern kitchen offers a range of base and wall units, sink with mixer tap, electric oven and hob with extractor hood, inbuilt oven, pantry cupboard, integral dishwasher, space for appliances and stable door to the rear garden. An open doorway leads into a dining area with access to the utility room, executive sitting room and open doorway to the hall. Bi-folding doors lead into the sitting room with two large Georgian sash windows overlooking the front garden, fireplace with log burning stove and recessed alcoves with inbuilt shelving and cupboards. The utility room houses the oil boiler and offers a low level WC, vanity wash hand basin and a worktop with space and plumbing below for a washing machine and tumble dryer. Off the hallway is the beautiful Georgian staircase leading to first floor with understairs cupboard and a boot room/study with sash window to the rear and door leading to the side of the property. The ground floor has been laid with both solid oak flooring and limestone tiles.

Part way up the staircase is a study with large arched sash window overlooking the rear garden and another smaller window and lends itself perfectly as a home office. The first floor landing offers access to four double bedrooms and the family bathroom. Bedroom Four has a window to the rear and a loft hatch. Bedrooms Two and Three have sash windows to the front. The family bathroom comprises of a Villeroy and Boch double ended bath, separate shower with large waterfall showerhead, vanity wash hand basin and low level WC. The dual aspect master bedroom offers windows overlooking the front and rear, a second loft hatch, and an ensuite with corner shower, low level WC and wash hand basin.

OUTSIDE

On approach to the property, bespoke Saxon gates open onto a sweeping driveway that extends to the garage and offers parking for multiple vehicles. The front garden is mostly laid to lawn with mature shrubs and trees.

The generous rear garden offers a large gravelled area with log store and pedestrian access to the garage. Pathed pathways lead around the rest of the garden which is also mostly laid to lawn with mature shrubs and trees.

SERVICES

Mains water and electricity, private drainage via a cesspit, oil fired central heating. Broadband availability: Ultrafast and ADSL. Mobile phone coverage: Voice and data outside and limited voice inside (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

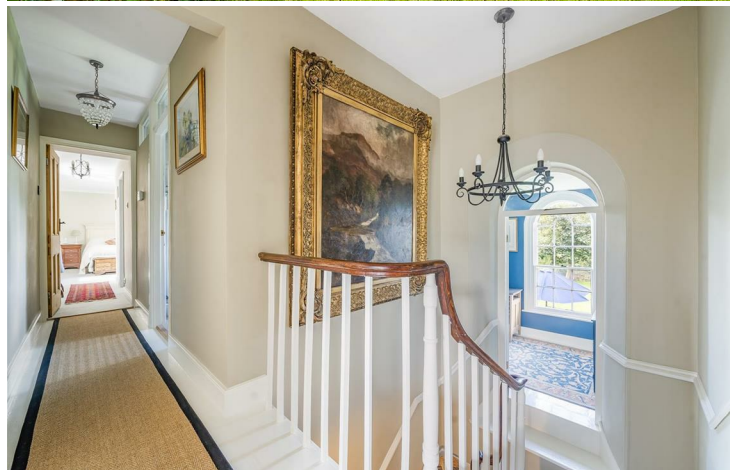
VIEWINGS

Strictly by appointment with the vendors appointed agents, Stags 01208 222333

DIRECTIONS

From Wadebridge, drive over the bridge on Molesworth Street and turn left at the roundabout onto Gonvena Hill. Continue up the hill and straight over the roundabout onto the B3314, then at the second roundabout take the third exit onto the A39. After 0.7 miles turn right onto Station Road, continue over the bridge and turn right. At the top of the hill, turn left onto Wadebridge Road and continue for half a mile. The property will be located on your left.

What3Words: ///limitless.wanted.ambition



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) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		37	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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