



Railway Cottage



# Railway Cottage

Nanstallon, Bodmin, PL30 5LB

Bodmin 2.5 miles - Nanstallon 0.5 miles - Wadebridge - 7 miles

A charming detached four bedroom former signalman's cottage situated on the renowned Camel Trail with magnificent gardens.

- No Onward Chain
- Four Bedrooms
- Countryside Views
- Private Parking
- Freehold
- Detached House
- Three Reception Rooms
- Gardens Of Approx. 1/3 Acre
- Double Garage
- Council Tax Band: D

Guide Price £475,000

## SITUATION

Railway Cottage is uniquely located at the Boscarne Junction where the trainline ran along what is now the Camel Trail from Wenford Bridge to Wadebridge and on to the picturesque fishing town of Padstow. The property is within close proximity to the River Camel which offers excellent fishing opportunities. Half a mile away is Nanstallon, a popular village with a primary school and community hub. Within 3 miles by vehicle or 1 mile along the Camel Trail is the historic town of Bodmin which offers an extensive range of shopping, schooling and leisure facilities. Numerous popular beaches are within easy reach, with the North Cornish coast just 12 miles away. Bodmin Parkway is 6.5 miles from the property with mainline rail services to London Paddington via Plymouth.

## DESCRIPTION

A charming former signalman's cottage, available to the market for the first time. Nestled within established gardens, this characterful home is in need of some updating but has been lovingly extended and enhanced over the years to provide a spacious and versatile family residence. Occupying a delightful position on the Camel Trail and offered for sale with no onward chain, the property has remained the family home for 90 years with ownership for almost 60 years, an increasingly rare opportunity.



## THE PROPERTY

The accommodation is accessed via a welcoming entrance porch, leading into a hallway and through to the principal reception spaces. The dual-aspect sitting room and separate dining room are both of excellent proportions and feature attractive stone fireplaces. The kitchen/breakfast room offers a comprehensive range of base units, a sink, pantry cupboard, and ample space for appliances and a dining table, ideal for family living. A practical utility room with built-in shelving, sink, and appliance space adds to the functionality of the home, while the conservatory enjoys views across the beautifully maintained gardens. A cloakroom completes the ground floor accommodation.

Stairs rise to the first floor comprising of four double bedrooms, along with two shower rooms, a generous airing cupboard, and a flexible office space, equally suited to use as a dressing room or walk-in wardrobe, depending on requirements.

## OUTSIDE

The property is approached via a private lane with right of way access leading to a driveway providing parking for multiple vehicles. This in turn gives access to a substantial double garage, with power connected, offering excellent storage or workshop potential. Attached to the garage is a traditional stone-built shed/log store, currently housing the oil-fired boiler.

The tiered gardens are a true feature of the property, beautifully landscaped and predominantly laid to lawn, interspersed with a delightful variety of mature shrubs, trees and flower beds. The gardens run alongside the renowned Camel Trail, making the most of this idyllic location. Two useful corrugated garden stores are also situated within the grounds, providing further storage along with a wooden shed which was a former railway hut.

## SERVICES

Mains water and electricity. Oil fired central heating and private drainage via a septic tank. Broadband availability: Ultrafast. Mobile Phone Coverage: Voice and Data. (Broadband and mobile information via Ofcom). Please note that the agents have not inspected or tested these services.

## VIEWINGS

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

## DIRECTIONS

What3Words: ///blessing.appraised.surfacing



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                                 |         | 78                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 45      |                         |
| (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

Approximate Gross Internal Area 1705 sq ft - 158 sq m  
(Excluding Garage)

Ground Floor Area 928 sq ft – 86 sq m

First Floor Area 777 sq ft – 72 sq m

Garage Area 417 sq ft – 39 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

