



## Woodbine Cottage , Kestle Mill, Newquay, Cornwall, TR8 4PU

A LARGE DETACHED COTTAGE FULL OF CHARACTER AND CHARM IN THE QUIANT HAMLET OF KESTLE MILL, JUST OUTSIDE QUINTRELL DOWNS. 4/5 BEDROOMS, INCLUDING SELF CONTAINED CABIN, WOW FACTOR 43FT KITCHEN/DINER, HUGE DRIVEWAY WITH CARPORT, WRAP AROUND GARDENS AND OPEN FIELDS VIEWS.

£499,950  
Freehold

our ref: CNN6725

## KEY FEATURES



4



4



3

Energy rating (EPC) TBC

Council tax band: **E**

- CHARMING DETACHED PERIOD COTTAGE
- PLUS FULLY SELF CONTAINED CABIN
- 4/5 BEDROOMS OVERALL
- WOW FACTOR 43FT KITCHEN/DINER
- SEMI RURAL SETTING JUST OUTSIDE NEWQUAY
- VERY LARGE DRIVEWAY WITH CARPORTS
- IDEAL FOR MULTI GENERATIONAL FAMILY
- SURROUNDED BY OPEN FIELDS
- GORGEOUS OPEN BEAMED LIVING WITH LOG BURNER
- EXTENSIVELY RENOVATED, BUT STILL POTENTIAL TO MAKE YOUR MARK

## SUMMARY

Welcome to Woodbine Cottage, a captivating family home nestled in the picturesque countryside hamlet of Kestle Mill, just on the outskirts of Quintrell Downs. This enchanting property offers a timeless blend of rustic charm and modern convenience, making it the perfect forever home for discerning buyers.

Boasting a prime location, residents of Woodbine Cottage enjoy easy access to a range of daily amenities including a post office, convenience store, and three welcoming public houses nearby in Quintrell Downs. For outdoor enthusiasts, the village park and branch line train service offer endless opportunities for recreation and exploration, while active bus routes provide convenient access to the vibrant town of Newquay, renowned for its stunning golden sand beaches including the world-famous Fistral Beach.

As you approach Woodbine Cottage, you'll be greeted by lush, mature gardens and a spacious driveway with a convenient carport. Tucked away from the main road, the property exudes privacy and tranquillity, with the main cottage and detached garden cabin offering versatile living spaces for multi-generational families.



Step inside the main cottage and discover a wealth of character features beautifully complemented by modern comforts. The expansive 43ft kitchen/diner is sure to impress, providing the perfect setting for family gatherings and entertaining. A large utility room and ground floor shower suite add to the convenience. Three reception rooms offer flexible living spaces and the option for a potential fourth bedroom. The cosy yet spacious main living room is another highlight with exposed beams and a stunning natural stone inglenook fireplace including inset log burner.

Upstairs, three vaulted ceiling double bedrooms await, along with a main family bathroom featuring both a bath and separate shower. Throughout the home, oil central heating and UPVC double glazing ensure year-round comfort and energy efficiency.

The fully detached garden cabin adds a touch of Scandinavian charm, providing additional accommodation with its own lounge, bedroom, kitchen, and shower suite. Perfect for guests, extended family, or even as a home office.

Outside, the lush gardens provide a serene backdrop for outdoor relaxation, with plenty of space for gardening enthusiasts to indulge their green thumbs. Bound on two sides by open farm

fields, the grounds offer peace and seclusion, yet are just a short drive from the vibrant amenities of Newquay.

With its idyllic setting, spacious accommodations, and endless charm, Woodbine Cottage truly offers the best of country living within easy reach of urban conveniences. Don't miss your chance to make this enchanting property your forever home. Schedule a viewing today and experience the magic of Woodbine Cottage for yourself.

FIND ME USING WHAT3WORDS: nanny.gone.bids



## ADDITIONAL INFO

Utilities: Mains Electric & Water. Private Drainage. No Gas

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Patchy. For best network coverage please refer to Ofcom checker

Parking: Large Driveway with Carports for 6

Heating and hot water: Oil Central Heating for Both

Construction: Stone & Cob

Accessibility: Stepped to the front, but overall, fairly level.

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Sun Room

20' 1" x 8' 5" (6.12m x 2.56m)

## Living Room

19' 5" x 11' 7" (5.91m x 3.53m)

## Dining Room / Bedroom 4

11' 11" x 9' 10" (3.63m x 2.99m)

## Shower Room

6' 6" x 5' 10" (1.98m x 1.78m)

## Kitchen

43' 8" x 9' 3" (13.30m x 2.82m) Overall (Max Measurements)

## Utility room

11' 11" x 5' 10" (3.63m x 1.78m)

## First Floor Landing

## Bedroom 1

11' 4" x 9' 10" (3.45m x 2.99m)

## Bedroom 3

9' 9" x 8' 0" (2.97m x 2.44m)

## Bedroom 2

11' 3" x 8' 3" (3.43m x 2.51m)

## Bath/Shower Room

11' 11" x 5' 8" (3.63m x 1.73m)

## The Cabin

### Entrance Kitchen

12' 7" x 8' 2" (3.83m x 2.49m)

## Bedroom 1

9' 4" x 8' 7" (2.84m x 2.61m)

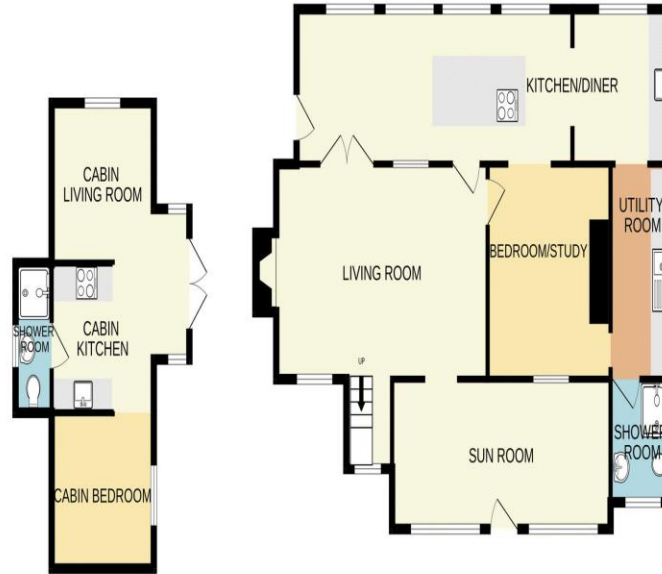
## Lounge

9' 4" x 8' 7" (2.84m x 2.61m)

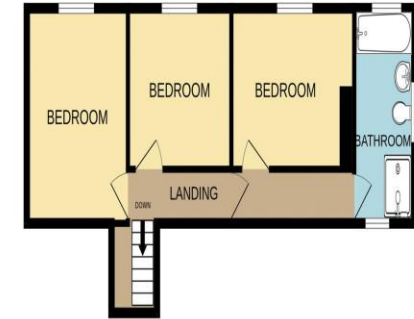
## Shower Room

8' 1" x 3' 0" (2.46m x 0.91m)

GROUND FLOOR



1ST FLOOR



## LIKE TO KNOW MORE?

☎ 01637 875 161

✉ [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)

🌐 [newquaypropertycentre.co.uk](http://newquaypropertycentre.co.uk)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

**Consumer Protection from Unfair Trading Regulations 2008:** We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

**Referrals:** We recommend conveyancing services, financial services, and survey companies to sellers and buyers. Sellers and buyers are free to make their own choices of who they use, and do not have to accept any recommendation we make. If a recommendation is accepted, we will receive a referral fee ranging from £80- £200 (financial services) £150 plus VAT- £210 plus VAT (conveyancing) and £100 including VAT (surveys).