

Rohrs & Rowe

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Watergate House Wadebridge Road, Bodmin, Cornwall, PL30 3BQ

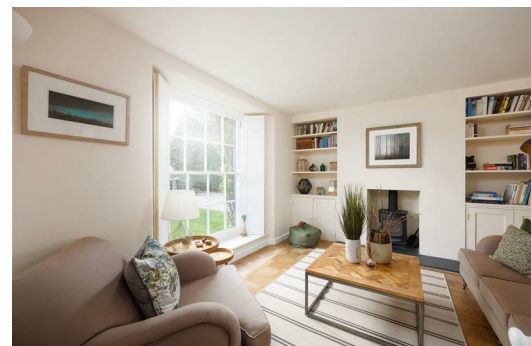
Offers in the region of £1,095,000

Gorgeous 4 bedroom Georgian house with one bedroom cottage, indoor heated indoor swimming pool and large private gardens of circa 0.5 acres. No onward chain.

This very attractive Grade II Listed Georgian house is in excellent decorative condition and it enjoys a very private feeling setting and all within a level walk of all of the villages excellent amenities.

The house has been a much loved family home for over 20 years, during which time it has been considerably improved and it now offers a very rare and sought after combination that includes a beautiful family sized principal house, a separate 1 bedroom cottage, modern indoor heated swimming pool and large private gardens and grounds.

The property is accessed via electric gates that open onto a large gravelled driveway with a feature turning circle and parking for numerous vehicles. The first glimpse of the of the house as you enter the driveway is truly delightful. Its double fronted facade with central portico and symmetrical multi-pane windows are a picture perfect example of Georgian architecture at its best. As you enter, the pleasant high ceilings are the first thing you notice and the hallway then leads on to the staircase at the rear. Along its route you are flanked by the drawing and sitting rooms at the front and the dining room and study at the rear. The sitting room and drawing rooms are similar in size and both enjoy feature, southerly facing, floor to ceiling sash windows that look out across the front gardens, with views extending across the lane to the open fields beyond. Both rooms also have feature open fireplaces with wood burners in situ.



The breakfast/dining room looks out in to the easterly garden and links through to the kitchen at the rear of the house. The farmhouse style kitchen has magnificent flagstone slate flooring along with an Aga range cooker at its heart. Adjacent to the kitchen is a walk-in pantry and a large store room with a boiler room off it. The opposite side of the kitchen leads in to a porch that opens to the rear garden and a further door opens to the utility room and downstairs WC. A further porch-way is located beyond the utility room, on the western side of the house, opening out on to to the parking area. The ground floor study/reception room 3 is a good-sized room, offering space from which to work from home or the option of a ground floor 5th bedroom.

Upstairs, there are two split level landing areas. One is at the rear of the house and has a feature sash window overlooking the rear gardens and doors open into bedroom 2 and a shower room. Bedroom 2 is a good sized double bedroom, enjoying a very pleasant outlook across the rear gardens. The main landing is a spacious area that gives access to each of the remaining 3 double bedrooms and the family bathroom. Bedroom 1 is currently utilised as a large office/studio space, however this could easily be repurposed to a very good sized principal bedroom.

Rookery Barn & Swimming Pool

To the rear of the house is an attached one bedroom cottage, known as Rookery Barn. This excellent cottage is fully self-contained and is perfect for either visiting friends and family.

On the westerly side of the gardens is a very in-keeping, yet modern built detached pool house. This houses the indoor heated swimming pool and measuring internally approximately 39' x 31', the building is an excellent size and so is the pool. It is also very safe and secure due to it being contained by fully lockable French doors. The building is stone faced, giving it the appearance of a stone barn and so if the pool wasn't required, it may have potential for other uses, subject to any requisite planning permission. The pool is heated by its own oil fired boiler and with its 3 sets of French doors opening to the main gardens, it provides a fantastic space to entertain with an adjacent patio area perfect for drinks and a BBQ.

Location

St Mabyn is one of the most picturesque villages in North Cornwall. Surrounded by beautiful rolling countryside, this idyllic village is just 4 miles from the highly sought-after town of Wadebridge and 6 miles inland from the stunning North Cornwall coastline.

The excellent facilities within the village are all within easy walking distance of the property and includes a primary school, village store and post office, the St Mabyn Inn and the beautiful village church.

As well as the St Mabyn Inn, the North Cornwall area in general is exceptionally well served by many delightful pubs and restaurants, with the renowned St Tudy Inn located in the neighbouring village and the St Kew Inn being just a short drive away too. For the foodie, Rick Stein and Paul Ainsworth have award winning restaurants in Padstow and Nathan Outlaw's double Michelin Starred restaurant at Port Isaac has been voted the number one restaurant in the country multiple times.

The nearby town of Wadebridge offers an excellent range of shops, restaurants, sports clubs and facilities, primary and secondary schooling. The spectacular Camel Estuary meanders its way through Wadebridge with the Camel Trail cycle path running along its banks, leading downstream to Padstow where the the estuary meets the Atlantic Ocean. On the opposite side of the estuary is Rock, renowned for its sailing club and access to the water sports activities on the estuary. There are many excellent golf courses in the area too, with the two championship courses at St Enodoc at Rock and Trevose at Constantine Bay being the nearest and also among the best links courses in the country.

