



ROHRS & ROWE



Penhale Cottage  
Whitecross  
Wadebridge  
Cornwall  
PL27 7JG

- Farmhouse style kitchen with Aga
- Spacious sitting room with wood burner
- Principal bedroom with views to Camel Estuary
- Three further bedrooms
- Family bathrooms
- Ground floor shower room
- Utility room
- Rear garden with elevated views over the Camel Estuary
- Lawned garden to the side
- Off road parking for two cars
- Separate land with PP for detached house
- Council Tax Band D
- EPC E



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A CHARMING AND BEAUTIFULLY PRESENTED 4 BEDROOM COTTAGE, ENJOYING VIEWS OF THE CAMEL ESTUARY AND SURROUNDING COUNTRYSIDE



## PROPERTY

Penhale Cottage is a beautifully presented and comfortable four bedroom detached cottage that sits within an idyllic and peaceful hamlet, close to the magnificent Camel Estuary. From the property there are excellent views across the immediately surrounding countryside, the estuary below and to Padstow in the distance.

The property has undergone a number of improvements since 2021, which to name a few includes a replacement kitchen, newly fitted shower room, the creation of a utility room, refitting of the plumbing and electrics and improvements to the insulation.

The impressive kitchen diner is the feature room of the house. Fitted with tasteful natural toned units and cupboards, these combine with wooden countertops and exposed wood style flooring to create a rustic feel but they are complimented by a large central island and black Aga, creating a stunning look and finish to the room. The adjacent sitting room is double aspect, with four windows providing excellent natural light and a wood burner adds a more cosy feel. The ground floor is completed by a spacious utility room and useful shower room.

Upstairs, the double aspect main bedroom enjoys excellent views to the estuary. There are three further bedrooms, one of which also enjoys the views. All are stylishly presented and are serviced by the recently refitted family shower room.

To the front of the property is off road parking for two cars. At the rear is a patio area, from which spectacular views can be enjoyed. This provides space for seating or alfresco dining. To the side there is a good sized lawned area, which includes a wooden storage shed.









**PADSTOW**



**ROCK**



**CAMEL ESTUARY**



**TREVONE**

**LOCATION**

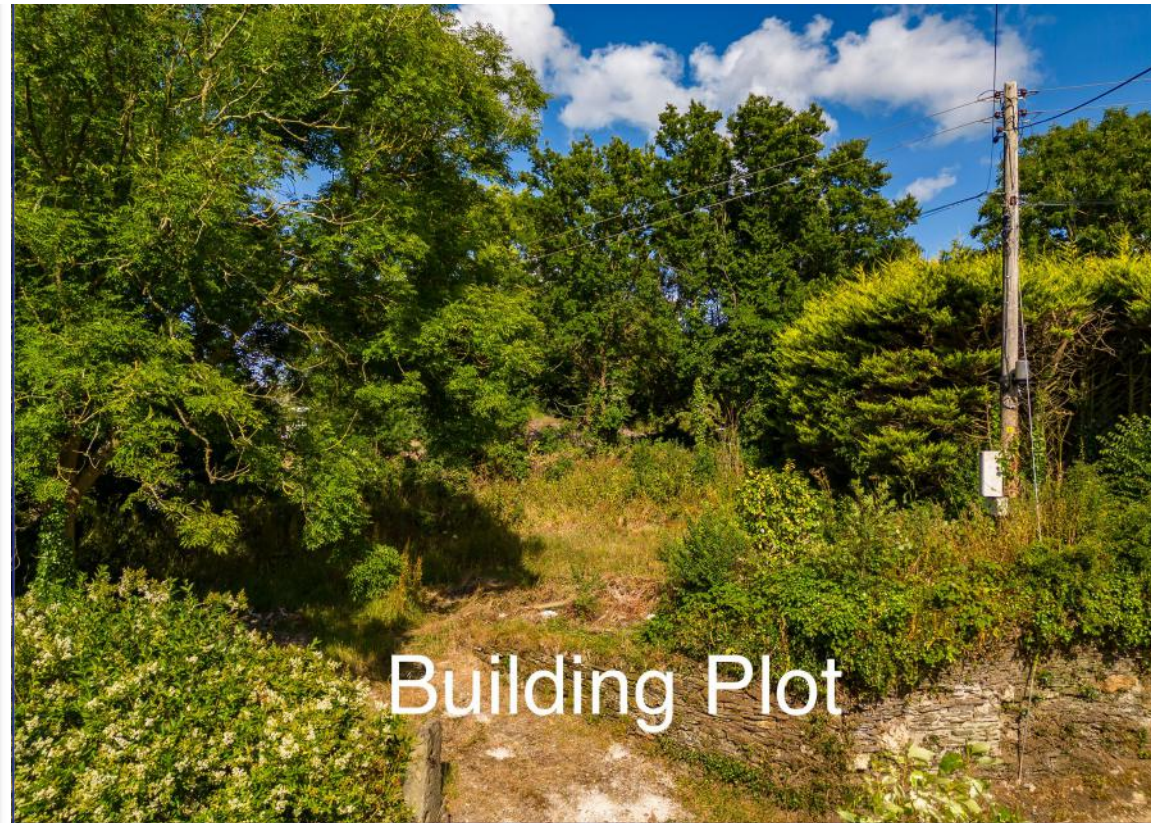
St Breock is a picturesque rural parish located approximately 2 miles to the west of the popular town of Wadebridge and, as the crow flies, just 3 miles upstream from renowned and harbour-side town of Padstow. There is an excellent hidden gem of a pub within easy walking distance of Penhale Cottage, The Quarryman Inn. The Camel Trail cycle path is also easily accessible, which provides a scenic walk or cycle to both Padstow and Wadebridge, as well as the wider locations which the trail leads to of Nanstallon, Helland Bridge, St Breward and Bodmin, that are all further up the Camel Valley. Set on opposing shores of the Camel Estuary, Padstow and Rock offer many of the county's most highly sought-after beaches. Both locations also offer amazing gastronomic delights, with Rick Stein and Paul Ainsworth each having restaurants in Padstow and Ainsworth also having the Mariners pub in Rock too. Wadebridge offers an excellent range of boutique shops, good restaurants, supermarkets as well as a multi-screened cinema. The town also boasts a sports centre with swimming pool, a bowls club and outdoor tennis courts.

**PLANNING PERMISSION**

On the opposite side of the access lane is a separate area of uncultivated garden that has had planning permission granted for the building of a detached house.



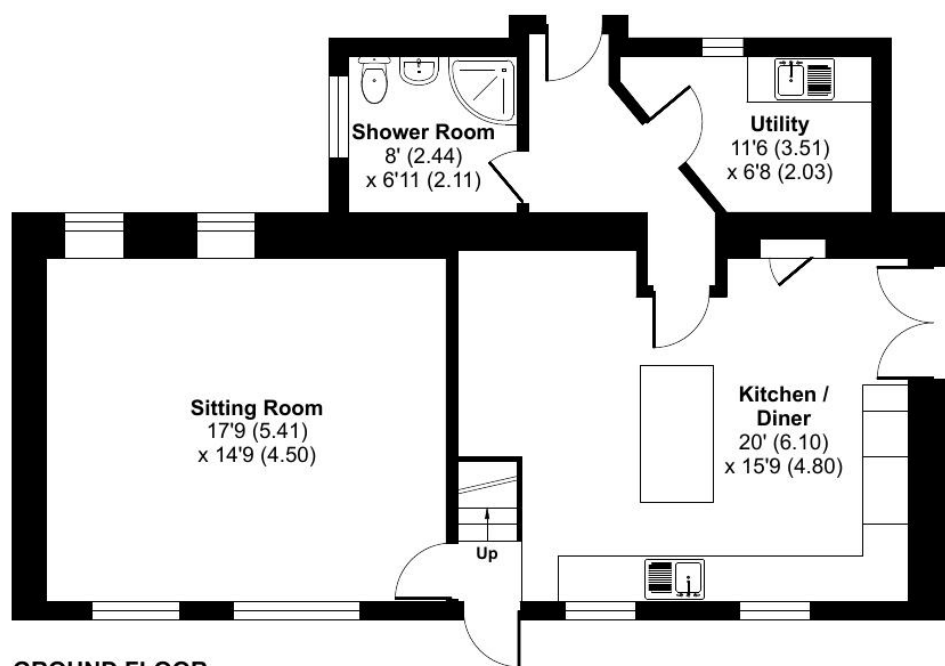




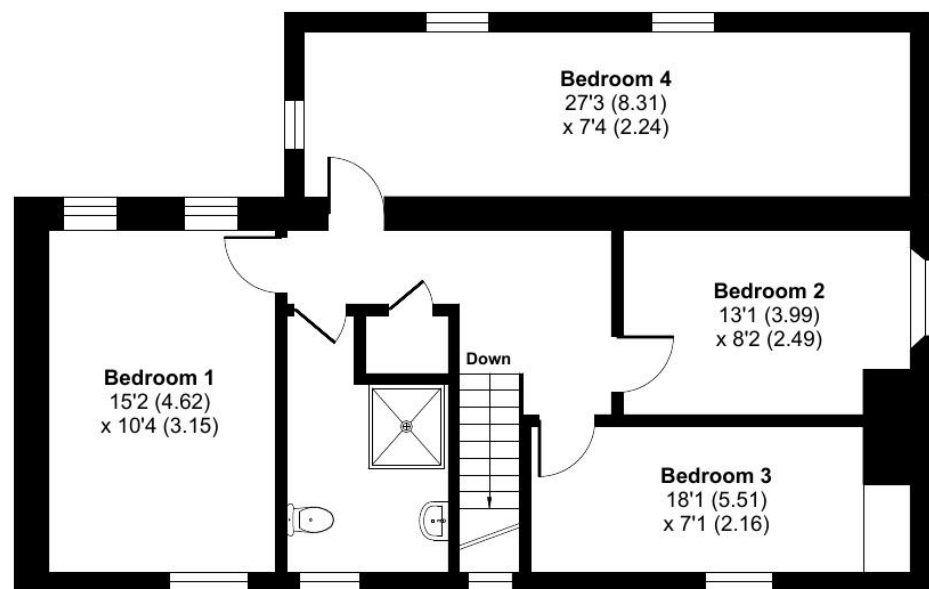
# Penhale Cottage, Whitecross, Wadebridge, PL27 7JG

Approximate Area = 1612 sq ft / 149.7 sq m

For identification only - Not to scale



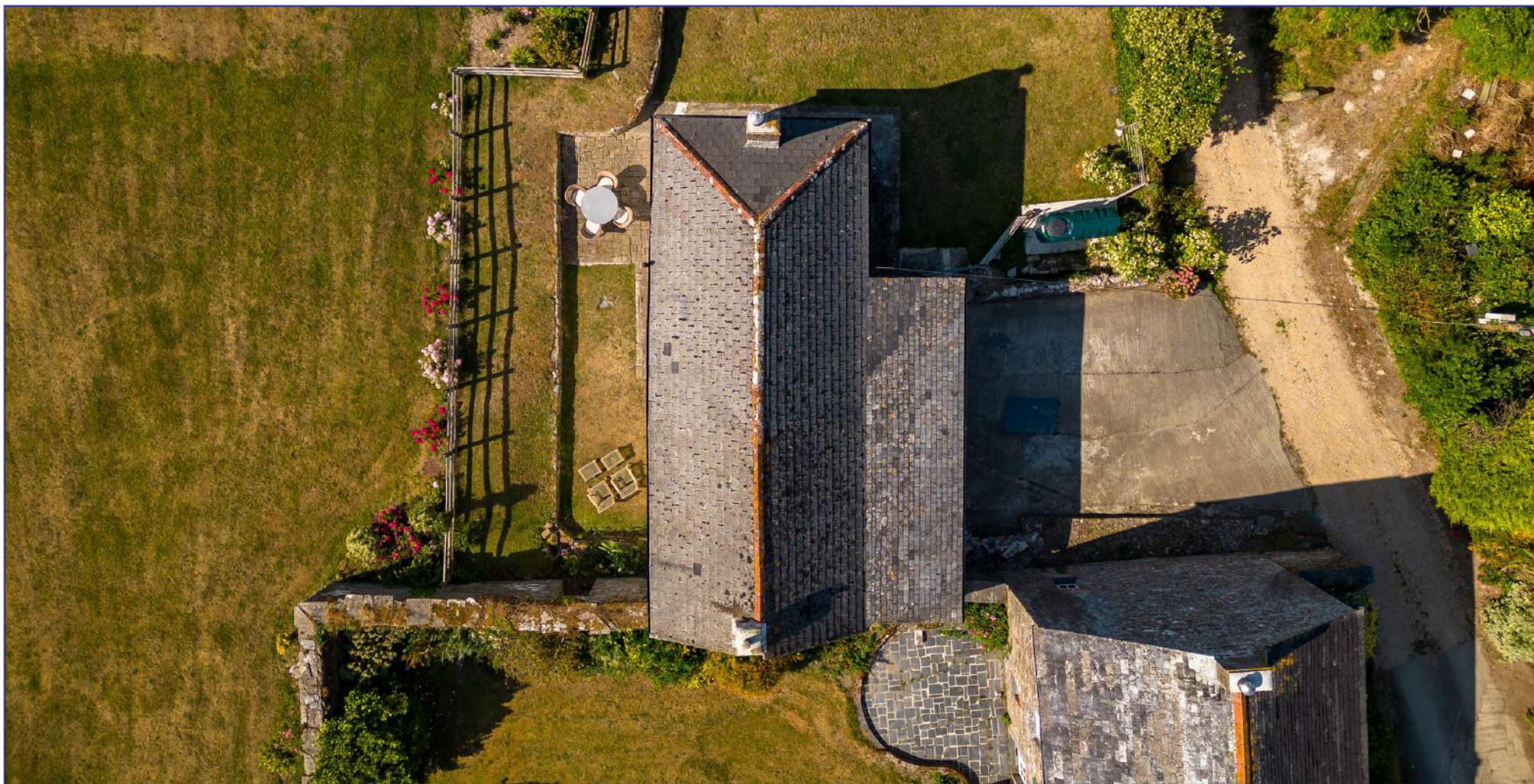
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Rohrs and Rowe. REF: 1004913



**Services:** Mains water & electricity. Oil fired central heating. Private drainage,

**Directions:** What3Words: ///lights.towels.cracking

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