

Rohrs & Rowe

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The Coach House Tregaddock Lane, St. Mabyn, Bodmin, PL30 3DE

Guide price £750,000

A stone built 5/6 bedroom detached former Coach House, located in a picturesque and quiet hamlet, on the outskirts of the highly sought-after village of St Mabyn, offering over 2600 sqft of extremely flexible accommodation and gardens and grounds that extend to circa 0.58 acres in total.

The two storey layout of the property provides spacious family-sized accommodation that offers considerable flexibility due to the way in which it is arranged. Access is provided via a comfortably sized conservatory that opens into the entrance hall, which in-turn leads to the family room and along its route a hallway has doors opening to a shower room with WC and one of the four ground floor bedrooms. The good-sized family room is an attractive room, with a window on its westerly side and impressive wooden ceiling beams and a recess with a stone hearth and exposed herringbone slate. The room houses a large family-sized dining table and there is access to two further bedrooms, that are currently used as a gym and an office respectively. The family room is semi open-plan to the kitchen breakfast room, which measures close to 21' x 14' and it is the heart of the property, with its two southerly facing windows providing good levels of natural light and attractive whitewashed wooden beams. The 4-oven Aga range cooker is the feature of the kitchen, which combines with a range of light coloured wall and base units and a terracotta tiled floor. A further door to the side opens to the dining room/library. On the northern side of the kitchen is a walk-in pantry/store, that provides a large amount of accessible and very useful storage.



The dining room/library is an interesting double aspect room, benefitting from both easterly and southerly light. It has a steeply pitched ceiling with large timber beams extending to the first floor above. It is currently utilised as a library with a large desk at its centre and numerous bookshelves. A turning wooden staircase ascends to the first floor and there is a door opening into the fourth ground floor bedroom/spacious study. This is also double aspect and it has a door opening to the outside too.

The first floor is home to the 21' x 14' drawing room, with vaulted ceiling and magnificent exposed A-frame beams. There is a large recessed fireplace with wood-burner in situ and there are southerly and northerly facing casement windows. The main bedroom measures close to 18' x 11' and again has double aspect windows, taking in southerly and westerly light. Further along the landing is a second first floor bedroom. Both are serviced by the family bathroom, which has a corner bath. The accommodation is completed by the utility / laundry room.

Location

The Coach House is located within the picturesque rural hamlet of Tregaddock, made up of just a handful of attractive and traditional houses and converted, stone built, former farm buildings. The hamlet is located just 3/4 of a mile to the east of the sought-after village of St Mabyn, which is just over 4 miles from the town of Wadebridge and approximately 7 miles inland from the magnificent North Cornwall coast. The village itself enjoys excellent facilities that includes a primary school, community village store and post office, The St Mabyn Inn pub and a beautiful village church. The village is also accessible from Tregaddock via a direct public footpath, that takes in aspects of picturesque rolling countryside along its route.

Wadebridge offers a range of shops, restaurants, sports facilities and both primary and secondary schooling. The Camel Estuary meanders its way through the town with the Camel Trail cycle path running along its banks, leading downstream to Padstow where the spectacular mouth of the estuary meets the Atlantic Ocean.

As well as the St Mabyn Inn, North Cornwall is 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 just a short drive away too For the foodie, Rick Stein and Paul Ainsworth have restaurants in Padstow and Nathan Outlaw's double Michelin Starred restaurant is at Port Isaac.

Outside

The gardens and grounds measure circa 0.58 acres in total and they are divided into two separate areas. Double timber gates open from the

highway, into an enclosed parking area which provides access to a double car port and between them they provide parking for numerous cars. There is a small area of level lawn adjacent to the car port and a high walled boundary on its easterly side. On the opposite side of the lane is the main area of garden, a large enclosed area of circa 0.48 acres. This great sized area provides a vast space for a multitude of activities and uses, whether it be as an area for children to play or for someone to continue developing the planting that exists. It is mainly laid to lawn with numerous planted borders and many beautiful trees that include Mulberry, Apple, Cherry, Quince and Walnut to name just a few. There is a garden room on the westerly side and there is a double field shelter in the southerly corner, providing great covered storage. There is a picturesque wild flower area adjacent to the field shelter that is under planted with tulips and there are areas of vegetables and fruits too. A 5-bar gate also provides access to the adjacent lane, should vehicular access be required.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy A	B	Energy A	B
Energy B	C	Energy B	C
Energy C	D	Energy C	D
Energy D	E	Energy D	E
Energy E	F	Energy E	F
Energy F	G	Energy F	G
Energy G		Energy G	