

"Estate Agency is evolving...evolve with us"



Kernyk St. Columb TR9 6DA

£425,000

A GORGEOUS CORNISH COTTAGE WITH THREE DOUBLE BEDROOMS, SUNNY GARDENS, A GARAGE AND PARKING IN THE IDYLIC, SLEEPY HAMLET OF GLUVIAN ONLY TEN MINUTES DRIVE TO THE A30 AND FIFTEEN MINUTES TO WADEBRIDGE.

PROPERTY TYPE: Cottage - Detached

RECEPTIONS: 2 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- BEAUTIFUL DETACHED CORNISH COTTAGE
- THREE DOUBLE BEDROOMS
- ENCLOSED SUNNY GARDENS
- IDYLIC, SLEEPY HAMLET
- BEAUTIFULLY PRESENTED
- PROPANE GAS CH
- GARAGE AND PARKING
- COUNCIL TAX BAND D
- MANY ORIGINAL FEATURES

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

Gluvian is an idyllic, peaceful hamlet in a rural location within Mid Cornwall. The nearest town is St Columb Major which is a picturesque market town offering a good range of day to day amenities.

Gluvian offers easy access to many popular destinations including Padstow, Watergate Bay and Wadebridge. This area isn't short of amenities with a number of excellent pubs and restaurants, serving a variety of food whether you want pizza, fish and chips, Chinese takeaways or a good old Cornish cream tea. For families, the Cornish Birds Of Prey Centre is just up the road, as well as Camel Creek Adventure Park. Retallick Resort which is only a few miles away offers something to entertain the whole family including an ESYA spa, a Flow Rider and an aqua park.

Kernyk Cottage is a beautiful detached cottage with parking and enclosed, sunny gardens. It has in superb condition and has been lovingly cared for by the current owners. It offers spacious, light, family friendly accommodation yet retains the charm and character that makes it so appealing.

The accommodation comprises of a generous entrance hallway with a door to the rear courtyard and the wet room.

Off from the hallway, the traditional country style kitchen, which is dual aspect boasts a range of shaker style units with solid wood tops and an attractive quarry tiled floor. Most of the appliances are integrated and there is space for a washing machine.

Overlooking the garden, the lounge diner is a gorgeous family room with ample space for lounge and dining furniture. There are many original features including beams and a beautiful staircase that runs up the middle of the room. At one end is a working log burner and at the other is a gas fire.

Off from here is a charming conservatory with doors to the garden.

On the first floor there are 3 double bedrooms, a beautifully presented family bathroom and a storage cupboard. There is also access to the loft which is partly boarded.

Throughout this property there is LPG heating and double glazing. The carpets and floor coverings are in superb condition and the decor compliments the style of the property.

Externally, the gardens are pretty, sheltered and very private. There are many mature plants, shrubs and trees with a garden shed and a drying area.

At the front, there is off road parking for 2 cars and a single garage with power.

In summary, this is a unique and rare opportunity to purchase a delightful cottage in a rural yet convenient location.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



Kitchen
4.93m x 2.51m (16'2 x 8'3)

.

Lounge Diner
9.65m x 4.01m (31'8 x 13'2)

.

Conservatory
3.94m x 3.45m (12'11 x 11'4)

.

Bedroom 1
5.77m x 3.96m (18'11 x 13'0)

.

Bedroom 2
4.09m x 3.25m (13'5 x 10'8)

.

Bedroom 3
2.84m x 2.54m (9'4 x 8'4)

.

01637 877754

info@momovenewquay.co.uk


www.momove.co.uk

"Estate Agency is evolving...evolve with us"

FLOORPLAN:



Total approx floor area: 1492.0 ft² (138.6 m²)
Ground Floor: 880.8 ft² (81.8 m²)
First Floor: 611.2 ft² (56.8 m²)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
		27	56
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		44	69
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.