



Pentykelly





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Marshgate, Camelford, Cornwall, PL32 9YN

North Cornish Coast 3.5 miles – Camelford 7 miles -  
Launceston (A30) 14.3 miles

A delightful cottage in North Cornwall with charm and character throughout, a private garden and ample off road parking

- Popular Village Position
- Ultrafast Broadband
- Ample Off Road Parking
- Detached Garage
- Tenure: Freehold
- Versatile Layout
- 3/4 Bedrooms
- Private Rear Gardens
- Semi-Rural Location
- Council Tax Band: D

Guide Price £475,000

## SITUATION

The property is positioned within the North Cornish village of Marshgate, a semi-rural and sought after village, renowned for being roughly 3 miles from the rugged and picturesque North Cornish Coastline. The self contained village has a post office/general stores, with a primary school nearby at Otterham and a public house less than a mile away in the neighbouring hamlet of Tresparrett. A wider range of facilities can be found in the town of Camelford with its supermarkets, doctors' surgery and veterinary practice. The picturesque beach at Crackington Haven is just over 3 miles away with 2 beachside cafes, a beach front public house and access to the South West Coastal Path. The A30 trunk road, 11 miles away, linking the Cathedral cities of Truro and Exeter.

## DESCRIPTION

A beautifully presented cottage with a versatile layout offering the potential of 4 bedrooms and further scope to create additional accommodation. The cottage has been successfully extended overtime and more recently, undergone a significant range of home improvements including a new septic tank in 2018, conservatory added in 2017, and a new glass reinforced polyester roof (GRP) in 2020. Originally built in what's thought to be 1720 using traditional methods at the time such as cob walls and slate roofs, the property has been extended using more modern methods of construction such as block walls, with slate roofs, uPVC double glazed windows and a wooden double glazed velux window.





## ACCOMMODATION

The property is approached via the driveway with a small step down to an oak framed and slate covered porch which leads into the panelled hallway, with a tiled floor, a cloakroom with WC and a store cupboard. There is a generous double bedroom with fitted wardrobes and a single bedroom overlooking the rear garden. The family shower room has a walk in shower cubicle, tiled floor, WC and wash hand basin with a frosted window to the rear. A small step to the dining room enjoys a view over the garden through the adjoining conservatory. The kitchen has a fitted range of wooden units, a freestanding electric oven and hob, extractor hood and under counter space and plumbing for a dishwasher. There is an adjoining utility with space and plumbing for various white goods and a door to the garden.

The sitting room adjoins the dining room which boasts the real charm and character the property offers. With stunning exposed wooden beams, a rustic lintel above the prominent inglenook fireplace housing a solid fuel stove and exposed stone walls, the sitting room is the perfect place for a cosy and quiet seating area of an evening. There is an additional ground floor bedroom currently used as an office, with the ultrafast broadband connection. A wooden staircase leads to the top floor with a double bedroom, exposed A framed beams, a wooden panelled ceiling and a WC with wash hand basin. A stud wall separates the loft space, which subject to the necessary inspections and consents, offers scope to extend or create additional first floor bedroom space.

## OUTSIDE

The property is approached via a wooden gated entrance opposite the farm on the edge of the village. A gravelled driveway provides ample off road parking for 3-4 vehicles, with a detached single garage offering additional parking. The garage has power and light connected, an electric up and over door with separate side access and was rebuilt in 2003 with block construction and a corrugated iron roof. The garden to the rear adjoins the neighbouring pastureland, with a generous area of level and a well maintained lawn being noted that this cannot be built on. There is a useful detached garden store and a sheltered patio and gravelled area for a hot tub and seating, overlooking the additional garden and feature pond. Various stone, paved and cobbled pathways lead to further areas of hidden garden with a separate level area currently with a greenhouse.

## SERVICES

Main electricity and water, Private drainage via septic tank, installed in 2018. Oil fired central heating and solid fuel stove. Broadband availability: Ultrafast and Standard, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

## DIRECTIONS

From the A39, near Otterham Station, take the turning towards Marshgate. On entering the village, continue past the village shop (left hand side) and after approximately 500m, the property will be located on the right hand side with a Stags for sale board.

what3words.com: ///soils.owned.acted





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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