Peppermint Cottage

STAGS

Peppermint Cottage

St. Kew, Bodmin, PL30 3EJ

Port Isaac 4 miles - Wadebridge 4 miles - North Cornish Coast 7 miles

A detached three bedroom character cottage with generous gardens and annexe potential.

- Detached Cottage
- Three En-Suites
- Annexe Potential
- Private Parking
- Freehold
- Three Double Bedrooms
- Two Reception Rooms
- Outbuildings
- Generous South Facing Gardens
- Council Tax Band: E

Guide Price £445,000

SITUATION

The property is located in the beautiful North Cornish parish of St Kew. Approximately half a mile away lies St Kew Churchtown, well known for its historic church and the popular 14th-century inn, the St Kew Inn, widely regarded as one of the area's finest gastro pubs. There is also a primary school within 0.5 miles, St Kew Academy.

The thriving estuary town of Wadebridge, some 4 miles distant, provides an excellent range of everyday amenities including independent shops, supermarkets, primary and secondary schooling, cinema, and a selection of restaurants, sports and social clubs. The picturesque fishing villages of Port Isaac and Port Gaverne lie approximately 4 miles away and offer access to the dramatic North Cornish coastline with numerous sandy beaches and sheltered coves nearby.

Mainline rail services are available from Bodmin Parkway railway station providing regular connections to London Paddington via Plymouth, while Newquay Airport offers scheduled flights to a number of UK and international destinations.

DESCRIPTION

A delightful detached cob cottage occupying a generous plot of approximately 0.4 acres, enjoying far-reaching rural views on the edge of the sought-after village of St Kew. In need of some updating, the property offers three en-suite bedrooms, extensive gardens, useful outbuildings and excellent potential for ancillary accommodation, the property presents a rare opportunity in a highly desirable North Cornwall setting.

ACCOMMODATION

The property is approached via an entrance porch leading into a reception hall, from which the principal accommodation flows. The attractive triple-aspect sitting room is a particularly light-filled space, centred around a fireplace with a wood-burning stove and enjoying French doors opening directly onto the gardens. The separate dining room features a traditional stone fireplace with an inset wood-burning stove (currently not in use, with the chimney capped).

The kitchen is fitted with a range of wall and base units incorporating an integrated oven and hob, together with a sink unit and space for under-counter fridge and freezer appliances.

On the first floor, a landing with built-in storage cupboards serves two generous double bedrooms, each benefiting from en-suite facilities, one with a bathroom and the other with a shower room. Both bedrooms, together with the landing, enjoy delightful far-reaching views across the surrounding countryside.

The third bedroom is arranged separately and benefits from a modern en-suite shower room together with an adjoining utility room. Subject to any necessary consents, this area offers excellent scope to create self-contained ancillary accommodation, ideally suited to multi-generational living, guest accommodation or potential income generation.

OUTSIDE

The property is set within generous south facing mature gardens, thoughtfully divided into a series of enclosed lawned areas with established shrubs, trees and a variety of seating areas from which to enjoy the peaceful surroundings.

A substantial workshop is complemented by an adjoining outbuilding with power and cloakroom facilities, offering flexibility for use as a home office, studio or hobby space.

Beyond the main gardens lies a productive orchard with two large chicken coops and the benefit of separate gated vehicular access and parking. This area may offer future development potential, subject to obtaining the necessary planning permissions.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage via a septic tank. Broadband availability: Ultrafast. Mobile Phone Coverage: Good outdoors and limited in home. (Ofcom). Please note that the agents have not inspected or tested these services.

VIEWINGS

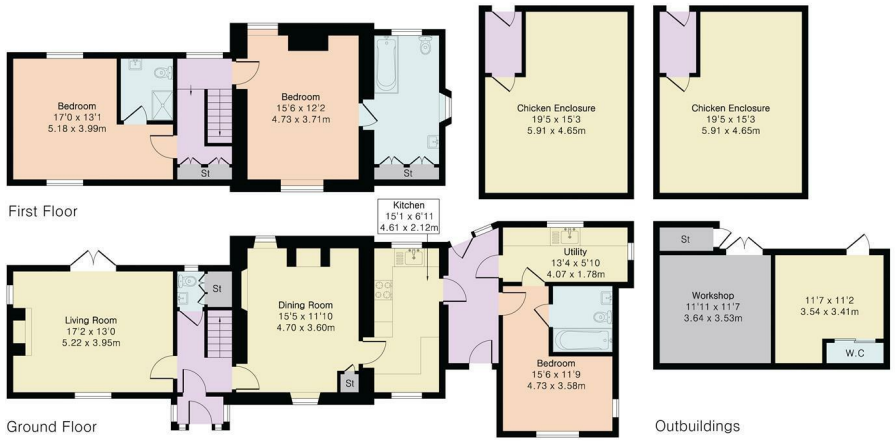
Strictly by appointment with the vendors appointed agents, Stags.

DIRECTIONS

What3Words: ///reason.apply.thousands

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.

Approximate Gross Internal Area 1663 sq ft - 154 sq m
(Excluding Outbuildings)
Ground Floor Area 1017 sq ft – 94 sq m
First Floor Area 646 sq ft – 60 sq m
Outbuildings Area 886 sq ft – 82 sq m



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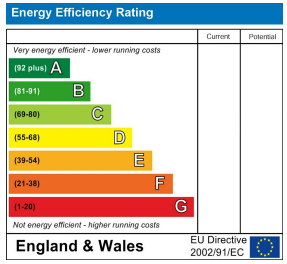

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