



Smithy's Cottage



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Nanstallon, Bodmin, PL30 5LF

Bodmin 3 miles - Wadebridge 4.5 miles - Padstow 15 miles

A charming and beautifully presented three-bedroom detached residence, with private parking, low-maintenance gardens, and thoughtfully designed living accommodation throughout.

- Detached House
- Sought After Village Location
- Sitting/Dining Room
- Low Maintenance Garden
- Freehold
- Three Bedrooms
- Kitchen/Breakfast Room
- Utility Room & Pantry Cupboard
- Private Parking
- Council Tax Band: D

## Guide Price £375,000

This delightful home is approached via a gate and enjoys an attractive frontage. A welcoming entrance leads directly into a well-proportioned kitchen/breakfast room—an ideal space for both family life and entertaining. The kitchen is fitted with an extensive range of wall and base units complemented by a central island. Integrated appliances include an electric oven and hob, along with a built-in dishwasher, while there is ample space for a freestanding fridge/freezer. French doors open out to the front of the property, drawing in natural light.

A useful pantry cupboard and utility room are accessed from the kitchen, the latter housing the oil-fired boiler and providing space for additional white goods. A ground floor shower room lies beyond. The slate flooring continues through to the spacious sitting/dining room, which enjoys a dual aspect and is centred around a wood-burning stove.

On the first floor, a central landing gives access to three bedrooms—two well-proportioned doubles, one with built-in storage, and a third small double bedroom—ideal as a home office or nursery. The family bathroom is tastefully appointed with a panelled bath, separate shower enclosure, WC and vanity unit.

The outside space has been carefully designed for ease of maintenance, featuring gravel throughout and a raised decked area, beautifully complimented by established planters. A generous wooden shed provides excellent storage alongside a dedicated log and bin store. The property also benefits from private parking.

Services: Mains water, electricity and drainage. Oil fired central heating. Broadband availability: Ultrafast. Mobile phone coverage: Voice and Data (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.





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			97
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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