

# Bridge Cottage

STAGS

# Bridge Cottage

Blisland, Bodmin, PL30 4JP

Village Shop 0.2 miles - Bodmin 5.5 miles - Wadebridge 9 miles

A charming and beautifully presented three bedroom detached cottage with generous gardens on the outskirts of Blisland.

- Charming Detached Cottage
- Character Features
- Woodland Views
- Double Carport
- Freehold
- Three Double Bedrooms
- Utility Room
- Generous Gardens
- Ample Private Parking
- Council Tax Band: D

## Guide Price £625,000

### SITUATION

Bridge Cottage is located on the fringes of the attractive moorland village of Blisland, with its picturesque village green, historic church, award winning public house, primary school and community store with post office and cafe, all within walking distance. Nearby, the popular Camel Cycle Trail leads to Wenford Bridge, Bodmin and to Padstow through Wadebridge. Within 5.5 miles is the historic town of Bodmin which offers a comprehensive range of shops, cafes, restaurants, public houses, schools and colleges as well as a leisure centre and cinema. The estuary town of Wadebridge, which sits astride the River Camel, is within 9 miles and offers a variety of independent shops, supermarkets, restaurants, and public houses along with primary and secondary educational facilities. The property is located within 10 miles of the magnificent North Cornish coast. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth, whilst Newquay airport provides a number of scheduled flights to both domestic and international destinations.

### DESCRIPTION

A most attractive detached cottage, presented to a high standard and occupying an elevated position within well-tended gardens. The property enjoys delightful views across neighbouring woodland, offering a peaceful and picturesque setting.







## THE PROPERTY

A stable door opens into a welcoming kitchen/dining room, forming the heart of the home and providing access to the principal reception room, inner hallway and staircase rising to the first floor. The kitchen is fitted in a traditional style with a range of base and wall-mounted units, complemented by solid timber worktops and a Belfast sink. A characterful open fireplace, finished with handmade tiles and a granite surround, houses a range-style cooker, creating a charming focal point. Beneath the stairs is useful space suitable for storage or a study area.
The inner hallway leads to a ground floor bathroom and a practical utility room, which accommodates the boiler and white goods, and benefits from both a stable door to the front and a further door to the rear.
The sitting room is of generous proportions, enjoying a dual aspect and centred around an impressive fireplace with a wood-burning stove set upon a slate hearth.
On the first floor, the landing gives access to three well-proportioned double bedrooms and a shower room. The principal bedroom is particularly spacious with a dual aspect, whilst the second bedroom benefits from a built-in wardrobe. All bedrooms enjoy attractive views over the gardens and neighbouring woodland.

## OUTSIDE

The gardens are thoughtfully arranged and can be accessed via two separate gates, one positioned to the front of the property and a further entrance to the side, leading to a sheltered courtyard area adjoining the utility room. To the front, a generous patio provides an ideal setting for al fresco dining and outdoor entertaining, whilst enjoying the tranquil surroundings.
The grounds are predominantly laid to lawn, complemented by an attractive raised wild garden offering excellent potential for the installation of a summerhouse or the creation of an additional seating area. A traditional Cornish Wall runs along the front boundary of the garden.
Located conveniently across the road, there is a substantial hardstanding area providing private parking for multiple vehicles, in addition to a double carport and attached shed, both benefitting from power supply.
Beyond this, a sizeable gravelled area presents further versatility, suitable for additional parking or alternatively as an extension of the garden, enjoying pleasant views over the river.

## SERVICES

Mains water and electricity. Oil fired central heating. Private drainage via a sewerage treatment plant. Broadband availability: Wildanet up to 2 Gig (vendors). Mobile Phone Coverage: Voice and Data good outdoors and variable 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: ///sparkles.chicken.casino







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 1334 sq ft - 124 sq m**
**(Excluding Outbuilding)**
Ground Floor Area 689 sq ft – 64 sq m
First Floor Area 645 sq ft – 60 sq m
Outbuilding Area 134 sq ft – 12 sq m

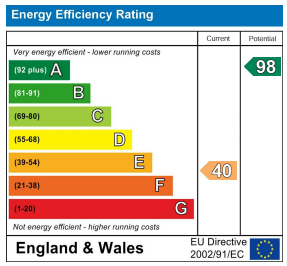



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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