



ROHRS & ROWE



Longreach
Chapel Amble
Wadebridge
PL27 6EU

- Substantial five-bedroom village home with approximately 3,574 sq ft of accommodation
- Beautifully remodelled and extensively rebuilt in 2017
- Superb open-plan kitchen and dining room opening directly onto the garden terrace
- Three reception rooms plus a dedicated study and excellent utility and boot room
- Five double bedrooms, all benefiting from their own en suite bath or shower rooms
- Versatile ground-floor garden suite, ideal for guests, multi-generational living or additional reception space
- EPC E
- Council Tax Band F



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A SUBSTANTIAL AND BEAUTIFULLY PRESENTED VILLAGE HOME, EXTENSIVELY REMODELLED FOR MODERN LIVING AND SET IN GENEROUS SOUTH-FACING GARDENS, WITH FAR-REACHING VIEWS ACROSS TO THE RIVER AMBLE AND THE COUNTRYSIDE BEYOND.





PROPERTY

Long Reach occupies a wonderfully peaceful and private position on the edge of Chapel Amble, facing south across adjoining meadows towards the River Amble and rolling countryside beyond. Tucked away without feeling isolated, the village is close at hand, with Wadebridge, Rock, Polzeath and the wider North Cornish coast all within easy reach. Extensively rebuilt and remodelled in 2017, the house provides approximately 2,850 sq ft of beautifully planned accommodation. The generous kitchen and dining room forms the sociable heart of the home, with a central island and wide bi-folding doors opening onto the south-facing terrace. Alongside is a comfortable snug with wood-burning stove, with a separate sitting room, study, utility and boot room.

A versatile ground-floor garden suite provides an en suite bedroom and sitting area, with a fold-away bed and direct garden access. Upstairs are four further double bedrooms, all en suite, including the principal suite with dressing room.

Outside, approximately 0.3 acres of established gardens include broad lawns, terraces, an outdoor kitchen, firepit, hot-tub area, vegetable garden and greenhouse. A detached two-storey building provides a substantial double garage and first-floor studio, currently used as a gym but equally suited to a home office, creative studio or games room. Together, the house and outbuilding extend to approximately 3,574 sq ft.







LOCATION

Chapel Amble is a small and unspoilt north Cornwall village, surrounded by open farmland within the Cornwall National Landscape, formerly designated an Area of Outstanding Natural Beauty. The village sits beside the River Amble and centres around a traditional green, with The Maltsters Arms, its exceptional and popular pub and restaurant, forming an important part of village life. Long Reach is close enough to enjoy this strong sense of community, while its edge-of-village position provides privacy, space and uninterrupted rural views.

Wadebridge is approximately four miles away and offers an excellent range of shops, cafés, restaurants and everyday services, together with schools, supermarkets and leisure facilities. The town also provides access to the Camel Trail, which follows the estuary towards Padstow and inland towards Bodmin.

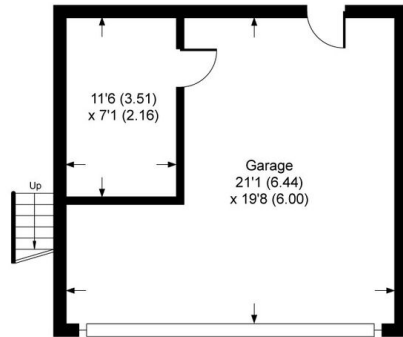
Rock is approximately 4.6 miles away, with sailing, water-skiing and other water sports available on the sheltered waters of the Camel Estuary. At low tide, the sands extend towards Daymer Bay, while Polzeath, approximately six miles away, is one of Cornwall's best-known surfing beaches. Port Isaac, Pentire Head and the wider north Cornish coastline are also within easy reach, providing miles of walking along the South West Coast Path. St Enodoc Golf Club at Rock has two highly regarded courses, while Rock, Port Isaac and Padstow offer an exceptional choice of pubs, restaurants and hotels.



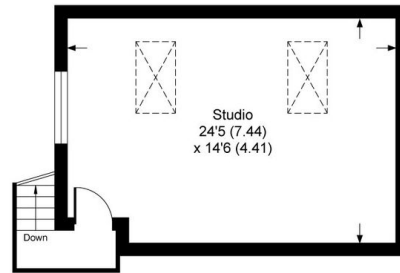


Longreach Chapel, PL27

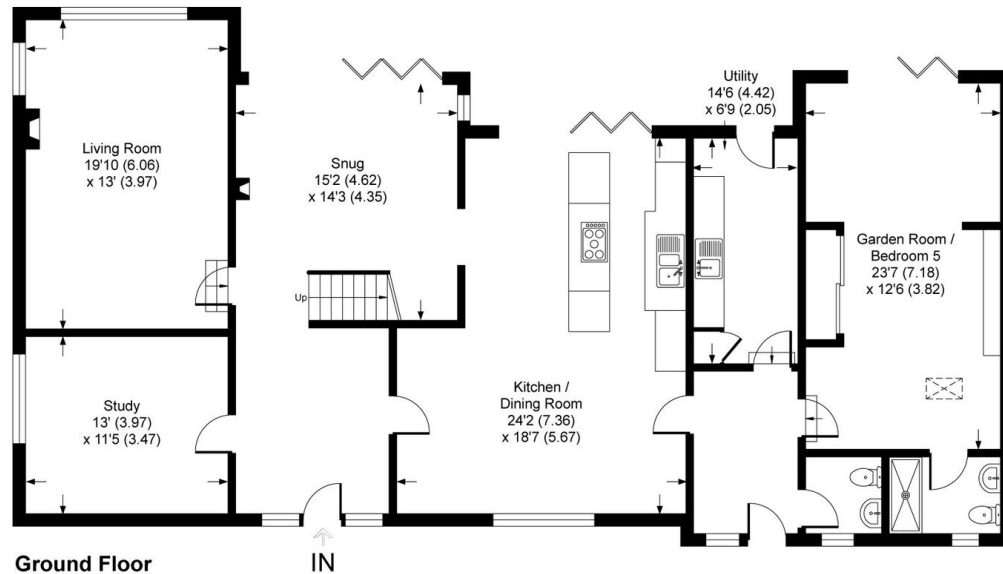
Approximate Gross Internal Area = 265.6 sq m / 2859 sq ft
 Approximate Garage / Studio Internal Area = 66.4 sq m / 715 sq ft
 Approximate Total Internal Area = 332 sq m / 3574 sq ft



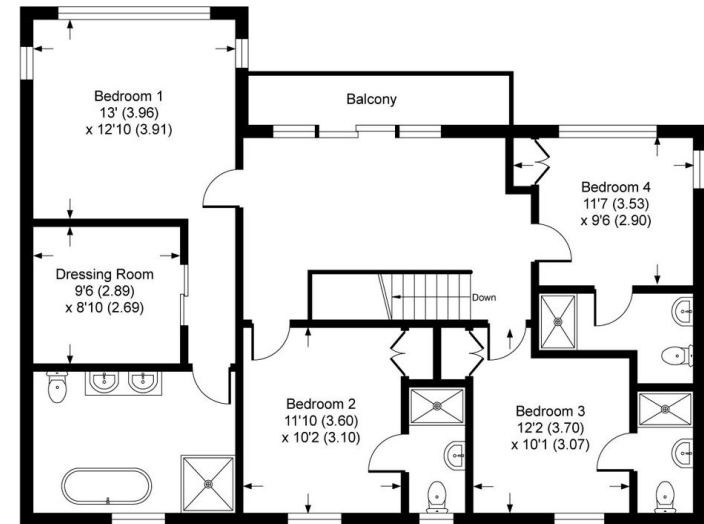
Ground Floor



First Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced by Devon Property Photography for Rohrs & Rowe



Services: Mains water and electricity. Oil-fired central heating. Private drainage.

Directions: What3words: ///awake.munch.pixies

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