

Rohrs & Rowe

Beacon Place Station Approach, Victoria, PL26 8LG

Tel: 01872 306360

Email: info@rohrsandrowe.co.uk



ROHRS & ROWE



Long Reach Chapel Amble, Wadebridge, PL27 6EU

Guide price £1,250,000

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.

The property occupies a wonderfully peaceful and private position on the edge of Chapel Amble. The house faces south across the adjacent meadow, towards the River Amble in the distance, a tributary of the Camel Estuary and the rolling countryside beyond. It feels tucked away without being isolated, with the heart of the village very close at hand and Wadebridge, Rock, Polzeath and the wider north Cornish coast all within easy reach.

An extensive programme of rebuilding and remodelling was completed in 2017, creating a light, comfortable and extremely well-planned home. The accommodation has the scale and practicality required for everyday family life, with three reception rooms, a study, five en suite bedrooms and an excellent connection between the house and gardens.



Property

The main house extends to approximately 2850 sq ft, with the detached garage and studio providing a further 715 sq ft. Together, the buildings offer approximately 3574 sq ft of highly versatile accommodation.

The kitchen and dining room form the natural heart of the house. This is a generous and sociable space, well suited to family life and entertaining, with a central island and plenty of room for a large dining table. Wide bi-folding doors open directly onto the elevated garden terrace, while the southerly aspect brings excellent natural light into the room and allows the countryside views to be enjoyed from inside the house.

Alongside the kitchen is a comfortable snug with a woodburning stove and its own bi-folding doors onto the terrace. A separate sitting room provides a quieter and more formal reception space, while the study offers a dedicated place to work from home. The utility room and boot room are both valuable practical additions, particularly for a family making the most of the surrounding countryside and coast.

The ground-floor garden suite deserves particular mention. A cleverly designed fold-down double bed allows the room to change character in moments, while an en suite shower room, a good-sized sitting area and bi-folding doors opening directly onto the garden give it a genuine sense of independence. It works extremely well for visiting family and guests, older children or, potentially, multigenerational living. When it is not required as bedroom accommodation, the bed can simply be folded away to create a further reception room, playroom or additional home office.

Upstairs are four further double bedrooms, each with its own en suite bath or shower room. The principal bedroom also benefits from a separate dressing room and a generously proportioned bathroom with both a bath and shower. The fact that every bedroom has its own private facilities is unusual and gives the house considerable flexibility, particularly when accommodating family and guests.

Garage and Studio

The detached garage and studio are significant features of Long Reach and add considerably to the versatility of the property.

A private driveway provides ample parking for several vehicles and leads to the substantial two-storey garage building, which extends to approximately 715 sq ft in total. On the ground floor is a large double garage measuring approximately 21' x 19'8, providing plenty of room for cars, bicycles, surfboards, garden equipment and additional storage.

An external staircase leads to the first-floor studio, an impressive room measuring approximately 24'5 x 14'6. This is a genuinely substantial additional space rather than simply a room above a garage. It is currently arranged as a home gym but would work equally well as a large home office, creative studio, games room or dedicated leisure space. Its size and separation from the main house make it especially valuable for anyone wanting room to work or pursue hobbies away from the principal living accommodation. Subject to any necessary consents, it may also offer potential for other ancillary uses.

Gardens and grounds

Long Reach stands within gardens and grounds of approximately 0.3 acres, which form a substantial part of the property's appeal. The gardens are arranged principally to the south of the house, with broad lawns providing plenty of room for children to play. Established shrubs, scented planting and carefully arranged borders frame the lawns and pathways, while the elevated position allows far-reaching views across the River Amble and surrounding countryside.

The principal terrace lies directly outside the kitchen, dining room and snug. It is ideally positioned to enjoy the southerly aspect and provides an excellent setting for outdoor dining and entertaining.

Two further patio areas offer a choice of places in which to sit at different times of the day. An outdoor kitchen area with a built-in butler sink, a gravelled seating area with a firepit and a separate hot-tub, covered seating and dining area area add considerably to the enjoyment of the gardens.

Beyond the main lawn is a productive vegetable garden with a greenhouse and potting shed, together with a wood store and garden shed. The result is an outside space that is attractive and well established, but also practical and very well suited to family life.

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.

The A39 provides access to the A30 and the wider Cornish road network. Bodmin Parkway railway station offers regular mainline services to London Paddington, while Cornwall Airport Newquay provides a range of regional and national connections.

Distances

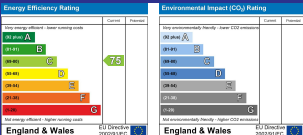
Wadebridge: 4 miles | Rock: 4.6 miles | Polzeath: 6 miles | Bodmin Parkway: 14 miles | Cornwall Airport Newquay: 16 miles. Distances are approximate.

Services

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

EPC Rating: C

Council Tax: Band F



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