



Oakland House



**STAGS**



# Oakland House

St. Kew, Bodmin, PL30 3HQ

Port Isaac 2.5 miles - St Kew 1.5 miles - Wadebridge 6.5 miles

A substantial four bedroom detached period property set with 4.6 acres with countryside and sea views.

- Detached House
- Two Reception Rooms
- Close To The Coast
- Private Garden
- Freehold
- Four Bedrooms
- Countryside and Sea Views
- Ample Private Parking
- Approximately 4.6 Acre Plot
- Council Tax Band: D

## Guide Price £750,000

### SITUATION

Occupying an enviable position within the sought-after North Cornish parish of Pendoggett, this charming period home enjoys a delightful rural setting just 2.5 miles from the dramatic North Cornish coastline. The nearby village of St Kew Churchtown, approximately 1.5 miles away, is renowned for its historic parish church, primary school and the highly regarded St Kew Inn, a traditional 14th-century inn celebrated for its excellent food and welcoming atmosphere. The thriving market town of Wadebridge, around 6.5 miles distant, offers an excellent range of everyday amenities including independent retailers, supermarkets, primary and secondary schools, a cinema, sports clubs and an excellent selection of cafés and restaurants. The picturesque fishing villages of Port Isaac and Port Gaverne, both within approximately 2.5 miles, provide access to some of Cornwall's most spectacular coastal scenery, with an abundance of sandy beaches, sheltered coves and scenic cliff-top walks. Excellent transport connections are available, with mainline rail services from Bodmin Parkway providing regular routes to London Paddington via Plymouth, while Newquay Airport offers a range of domestic and international flights.

### DIRECTIONS

What3Words: ///exclusive.quality.vest

### VIEWINGS

Strictly by appointment with the vendors appointed agents, Stags.





## DESCRIPTION

An attractive double-fronted period residence offering well-proportioned accommodation extending to four bedrooms, set within approximately 4.6 acres of mature gardens and gently sloping pasture. Although requiring a level of updating, the property presents an exciting opportunity to create a superb family home in a highly desirable rural location, enjoying far-reaching countryside and sea views, just a short distance from Port Isaac and the North Cornish coast.

## THE PROPERTY

A welcoming entrance porch opens into a reception hall featuring attractive original tessellated tiled flooring. The principal reception room has a dual aspect and is centred around an attractive stone fireplace. The spacious kitchen/dining room is fitted with a range of base units and features an oil-fired Aga, inset sink and ample space for family dining, creating a traditional heart of the home.

From the kitchen is a second reception room/annexe providing a pleasant outlook and benefiting from sliding doors opening directly onto the garden. This room is complemented by a cloakroom and an airing cupboard with plumbing and space for a washing machine. To the rear of the ground floor is the boot room and a useful utility room, fitted with built-in cupboards, shelving and additional appliance space.

The first-floor landing is enhanced by a striking stained-glass window and provides access to four bedrooms and the family bathroom. Three of the bedrooms, positioned to the front of the property, enjoy delightful views across the surrounding countryside towards the sea, while the fourth bedroom is positioned to the rear. Bedroom three has access to the vast loft room which offers potential for conversion (subject to the necessary permissions).

## OUTSIDE

The property is approached via a private driveway providing parking for up to four vehicles, with additional parking available within the grounds if required. The front gardens are predominantly laid to lawn, interspersed with mature planting and complemented by a paved seating terrace, creating an ideal space for outdoor entertaining. A traditional double five-bar gate provides direct access from the lane.

Beyond the formal gardens lies the adjoining pasture which can be accessed via a separate gated entrance. Registered as a smallholding with a CPH number, the land offers excellent potential for a variety of rural or lifestyle uses. The grounds have their own water supply and are further complemented by two useful outbuildings, a traditional pigsty, a workshop/store and ground mounted solar panels, which contribute towards the property's electricity supply. There are two productive orchards with a variety of fruit trees and hazel coppice which has been underplanted with bluebells and primroses. There is a further wildlife area which was previously used as a vegetable plot.

## SERVICES

Mains water and electricity. Ground mounted solar panels which are on the original feed-in tariff. Oil fired central heating. Private drainage via a septic tank. Broadband availability: Ultrafast. Mobile Phone Coverage: Good outdoors and variable in home. (Ofcom). Please note that 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) <b>A</b>                          |           | <b>79</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>58</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

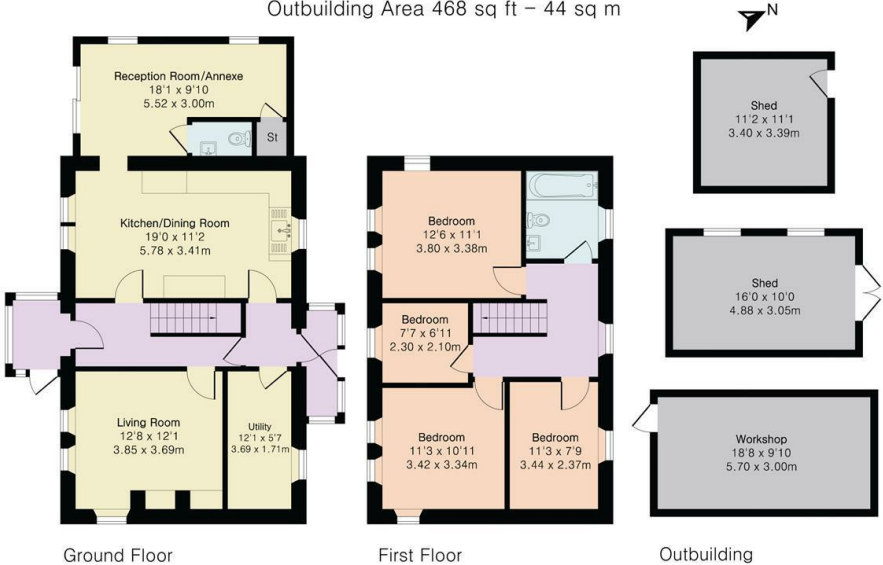
1 Eddystone Court, Eddystone  
Road, Wadebridge, PL27 7FH

wadebridge@stags.co.uk

01208 222333

Approximate Gross Internal Area 1401 sq ft - 130 sq m  
(Excluding Outbuilding)

Ground Floor Area 837 sq ft – 78 sq m  
First Floor Area 564 sq ft – 52 sq m  
Outbuilding Area 468 sq ft – 44 sq m



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.

