



Shilla Mill



# Shilla Mill

Polzeath, Wadebridge, PL27 6SS

Rock 2.7 Miles - Wadebridge 7.4 Miles - Port Isaac 6.8 Miles

Offered to the market with no onward chain, a unique opportunity to acquire a 16th century four bedroom detached cottage on a one acre plot.

- Detached Cottage
- No Onward Chain
- One Acre Plot
- Outbuildings And Garage
- Freehold
- Four Bedrooms
- 16th Century Former Mill
- Stone's Throw Away From Polzeath Beach
- Array Of Original Features
- Council Tax Band: D

## Guide Price £2,250,000

### SITUATION

Polzeath has long since been one of the most popular destinations along the North Coast of Cornwall. It is renowned for its golden beaches, beautiful coastal walks and panoramic views of the Camel Estuary. It is also home to a range of local amenities including pubs, eateries, golf course and health club, shopping facilities and for any surfing enthusiasts, surf schools and fantastic surfing conditions.

Rock is just 2.6 Miles away offering The Mariners Public House by Paul Ainsworth and Rock Sailing And Waterski Club. The former market town of Wadebridge is 7.7 miles away and offers shopping and educational facilities along with a wide range of sports and social clubs. Newquay airport is 20.4 miles away with regular scheduled flights to both domestic and international destinations. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth. Access to the A30 can be gained at Bodmin connecting the cathedral towns of Truro and Exeter.

### DESCRIPTION

This four bedroom detached cottage is situated in the heart of the coastal village of Polzeath and is set within a plot of approximately one acre. Dating back to 1591, this former mill offers an abundance of character features throughout and array of history alongside. The current owners have carried out extensive renovation works to convert the property into a residence and there is potential for further development on either a residential or commercial basis subject to the relevant permissions.



## HISTORY

Dating back to 1591, Shilla Mill was built into the bedrock and was originally used as a corn or grist mill with the sitting room being the former wheel house. It is believed that it could be one of the first properties built in Polzeath and also where Sir John Betjeman wrote poems in the garden. Shilla Mill is mentioned in Betjeman's poem "Treberthick". At the rear of the property there is a 26ft smugglers cave and two granite pillars which are from the old mill bridge and could date back to the 15th century. The mill was eventually converted into a home by the current owners and the beams are said to have come from shipwrecked boats on the famous Doom Bar, many of which still retain their original detailing and patterns. Shilla, or Sullah, is ancient Cornish for 'the rock consecrated to the sun'.

## ACCOMMODATION

You enter the property via the boot room and through to the kitchen which offers a range of base units, space for appliances, electric oven and hob and a dual aspect. The kitchen leads to the sitting room which boasts an exposed bedrock wall with a natural drainage system, exposed beams, log burner and French doors to the garden. One of the upright beams contains a carved head of a lion, said to be one of four remaining in the world. Steps lead to the second sitting/dining room which features an original oak door to the front with the original key, a cabinet from one of the shipwrecks, a stone fireplace with a log burner and an original clome oven.

The first floor landing has an original iron window and gives access to all four bedrooms and the family bathroom. Bedrooms one, two and three are doubles with built in storage. Bedroom four is an adjoining single room accessed through Bedroom two. The family bathroom has a panel bath with electric shower, wash hand basin and a low level WC. The exposed beams on the first floor originate from a ship's keel.

## OUTSIDE

A shingle slate driveway leads to a parking area for multiple vehicles, a paddock currently used for camping, outbuildings, and foot paths which lead to Daymer Bay and The Point Golf Course And Health Club via the 17th hole. The camping area has 10 pitches all with electricity points, three sheds (one of which is drylined), two outdoor power showers, two outdoor WC's, a BBQ area and a three bedroom caravan with power and water. There is a detached single garage with a rag slate roof and the rear garden is tiered and has seating areas over looking the countryside and golf course.

## SERVICES

Solar panels, mains electricity and water. Private drainage via a septic tank. Heating via an air source heat pump. Broadband availability: Ultrafast. Mobile phone coverage: Limited voice and data. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

## VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags, Wadebridge 01208 222333.

## DIRECTIONS

From Polzeath Beach, take the right hand turning after The Waterfront towards Valley Caravan Park. Continue straight past the Valley Caravan Park Bar and Café on your left and follow the track to the end, Shilla Mill will be on your left.

What3Words:///adapt.unpacked.improve



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.

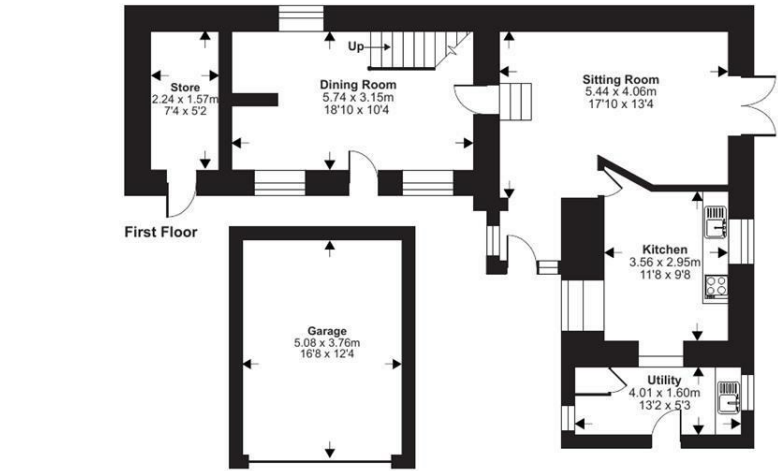
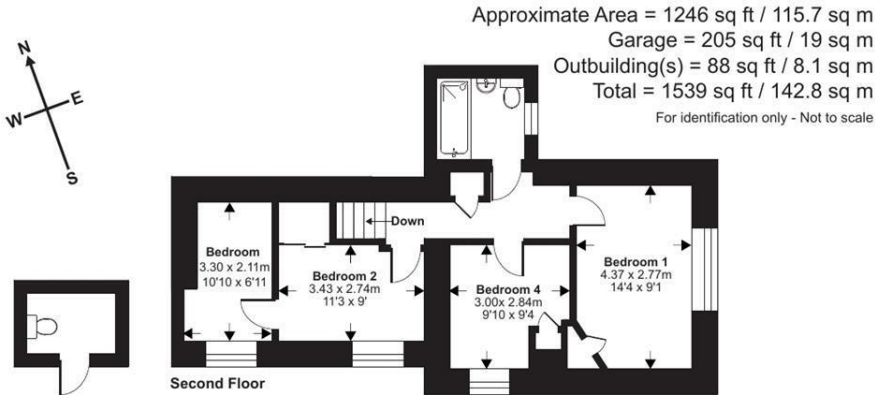


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (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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