

SUNNYBANK CHAPEL AMBLE



JB ESTATES

EST.  1971

SUNNYBANK

CHAPEL AMBLE, PL27 6EU

Sunny by nature, this beautifully presented detached cottage is tucked away in a tranquil and picturesque setting in Chapel Amble. This charming home effortlessly blends character details with thoughtful, stylish finishes. Offering a well-proportioned open-plan reception room, with three bedrooms and two bathrooms. Sunnybank is surrounded by tranquil gardens with sun-soaked patios, providing an inviting setting for relaxed coastal living. Within easy access of Wadebridge and North Cornwall's beaches, it enjoys private parking and a delightful rural outlook.

- Three bedrooms, one shower room and 1 bathroom
- Open plan living/dining room with a fully equipped kitchen
- Gated driveway with private parking for up to three vehicles
- Established lawned gardens to the front and side, both with sunny patio terraces, and a large timber storage shed.
- Moments from the village pub and a short drive from Rock and Polzeath beaches.
- In all, approximately 1,030.4 sq. ft (95.7 sq. m). EPC Band E.

Rock beach 4 miles, Wadebridge 3.4 miles, Port Isaac 5.4 miles, Bodmin Parkway 15 miles, Newquay Airport 17 miles.

Viewings by appointment

Guide Price: £485,000

FREEHOLD



THE PROPERTY

Ideally positioned in the peaceful village of Chapel Amble, Sunnybank is a very well-presented three-bedroom property that effortlessly combines modern comfort with charming traditional character. Light floods into the spacious open-plan kitchen, sitting and dining area, with a charming bay window seat overlooking the pretty garden. One double bedroom, a shower room, the family bathroom and a practical porch complete the ground floor. Upstairs, two further double bedrooms enjoy vaulted ceilings with inspiring views across the village and surrounding Cornish countryside.

ACCOMMODATION

GROUND FLOOR: Entrance porch | Hallway | Open-plan kitchen/sitting/dining room | Double bedroom | Shower room | Family bathroom | Utility cupboard.

FIRST FLOOR: Two double bedrooms with vaulted ceilings.

OUTSIDE

The property has a gated, private driveway with plenty of parking for cars/dinghies. The mature garden features a level lawn with raised beds, alongside a charming patio terrace. To the side, there is a large timber shed and a second lawned garden with vegetable beds and a patio that offers a peaceful and versatile outdoor space.

SERVICES

Main's water, electricity, and drainage. Oil-fired central heating.

LOCATION

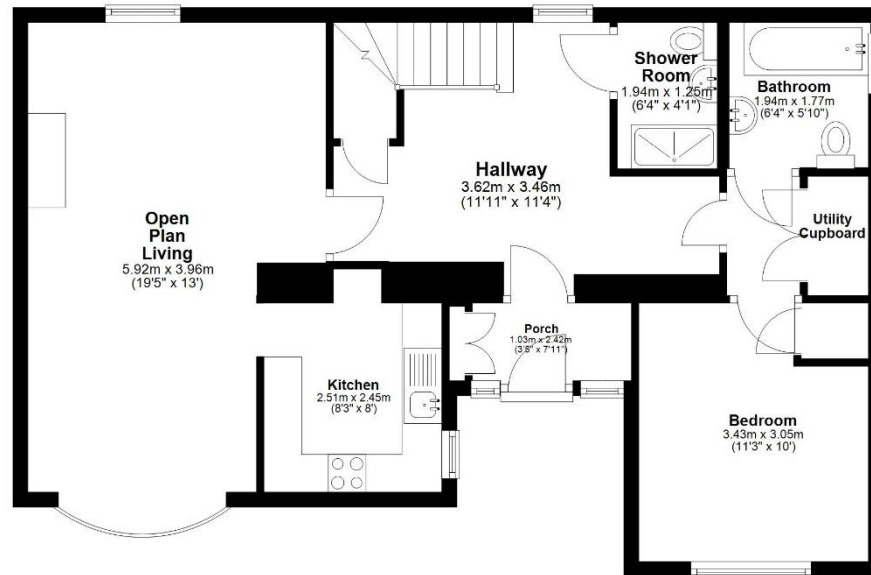
Situated in the historic and picturesque village of Chapel Amble with a village pub serving excellent food. Sunnybank enjoys views across Middle Amble Marsh, an extension of the Walmsley Bird Sanctuary that runs along the river Amble. Sunnybank is situated just a few miles from some of the best sandy beaches in North Cornwall including Polzeath, Daymer Bay and the water sports resort of Rock. Other picturesque Cornish villages, and towns, including Port Isaac, St Kew, Boscastle and Padstow are all within easy reach, providing an array of excellent pubs, interesting shops and renowned restaurants including; Nathan Outlaw in Port Isaac, Paul Ainsworth in both Rock and Padstow, and Rick Stein in Padstow.





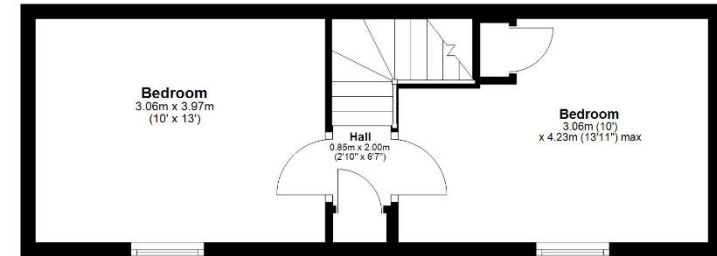
Ground Floor

Approx. 69.3 sq. metres (745.6 sq. feet)



First Floor

Approx. 26.5 sq. metres (284.8 sq. feet)



Total area: approx. 95.7 sq. metres (1030.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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