

HAZEL COTTAGE

CHAPEL AMBLE



JB ESTATES

EST. 1971

Hazel Cottage, Chapel Amble, PL27 6EU

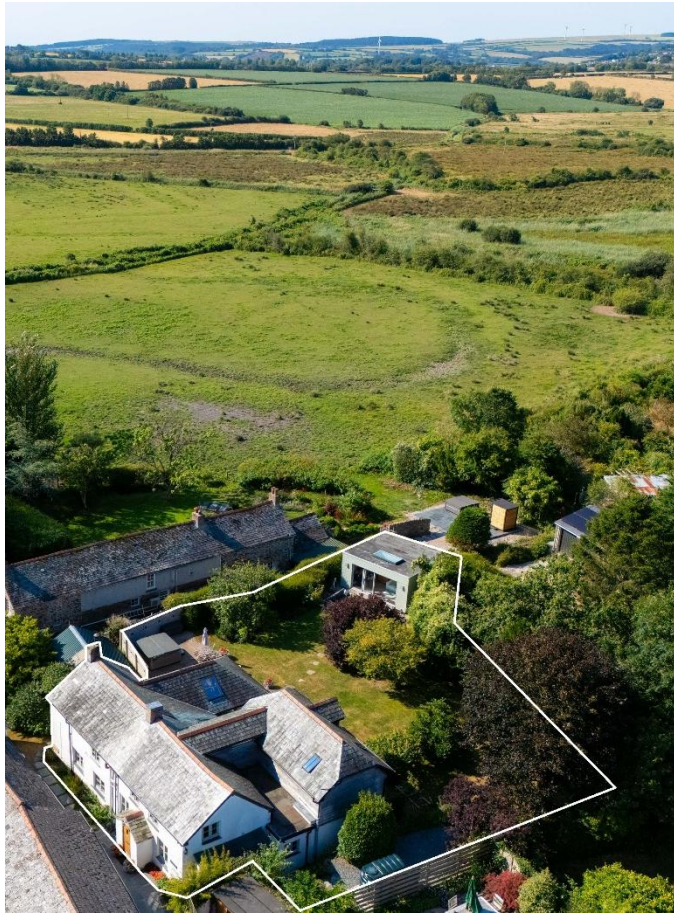
Hazel Cottage enjoys a wonderfully secluded setting in the heart of Chapel Amble, where peace, privacy and countryside living come naturally. Renovated and thoughtfully extended, this charming four-bedroom home combines high-quality contemporary interiors with characterful features, creating bright, welcoming spaces designed for modern family life. Outside, a generous, private garden provides the perfect setting for entertaining, working from home or simply unwinding, all within easy reach of North Cornwall's beaches, coastline and villages. EPC Band D.

- Four bedrooms, three bedrooms (two en-suites)
- Open plan kitchen/dining room with a green oak frame, AGA and patio doors leading out into a sunny south facing patio & garden
- Semi open-plan living room with log burner, separate snug and utility room
- Countryside views from the first floor
- Detached studio/office with W.C. and storeroom
- Beautiful, landscaped garden with multiple patios, lawn areas and a useful garden shed
- Situated within a Conservation Area, a short walk to The Maltsters Arms and within a short drive to North Cornwall's renowned beaches.
- Approximate gross internal floor area 2,179.5 sq. ft (202.5 sq. m)

Approximate distances: Wadebridge 3.4 miles, Rock 4.9 miles, Polzeath 4.8 miles, Port Isaac 4.9 miles, Bodmin Parkway Station 13.2 miles, Newquay International Airport 15.6 miles, Truro 27.3 miles

Viewings by appointment only
Guide Price £975,000
FREEHOLD





THE PROPERTY:

Hazel Cottage is a charming, detached home tucked away in the peaceful village of Chapel Amble, offering privacy, tranquillity and far-reaching countryside views. Filled with natural light, the well-presented interiors feature vaulted ceilings, exposed beams and skylights. The spacious accommodation includes an open-plan kitchen/dining room with AGA and green oak frame, opening onto the garden, a cosy sitting room with a log burner, four double bedrooms and well-appointed living spaces designed for relaxed family life. Currently a main residence and would make an equally attractive holiday home.

ACCOMMODATION:

Ground Floor: Entrance porch | Snug | Living room | Open-plan kitchen/dining room with green oak frame | Utility room | Double bedroom with en-suite

First Floor: Principal bedroom with dressing room & en-suite | 2 double bedrooms | Family shower room

OUTSIDE:

Hazel Cottage enjoys a wonderfully private enclosed garden, screened by mature hedging and thoughtfully arranged for outdoor living. The lawned garden is complemented by a series of secluded terraces, including a spacious patio with a hot tub and a sunken seating area leading to a self-contained studio/home office. Available parking on the village green is just a few steps away, with direct pedestrian access from Duck Lane.

SERVICES:

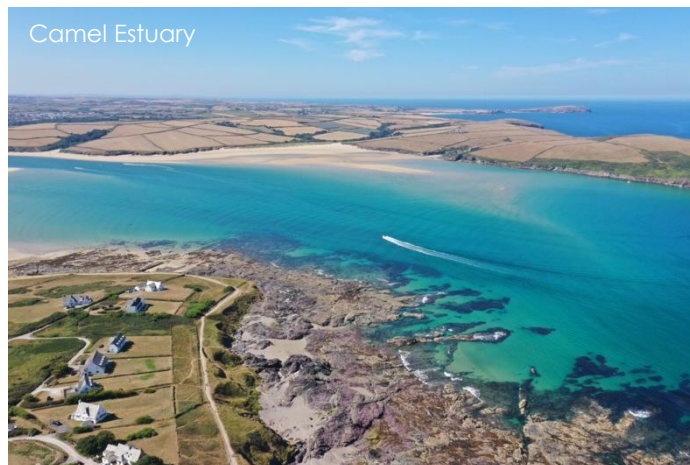
Mains electricity, water and drainage. Oil fired central heating.

LOCATION:

Situated in the picturesque and popular village of Chapel Amble with the village pub serving excellent food just moments away. Set within a conservation area, Chapel Amble is well positioned just a few miles from some of the best sandy beaches in North Cornwall including Polzeath, Daymer Bay, Porthilly and the water sports resort of Rock. Within close reach, many other picturesque villages, and towns, including Port Isaac, St Kew, Boscastle and Padstow, provide 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.

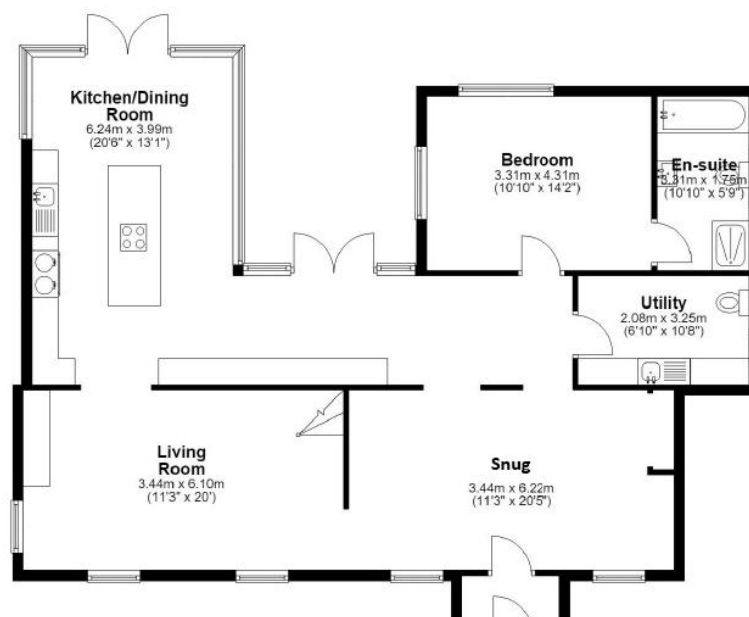
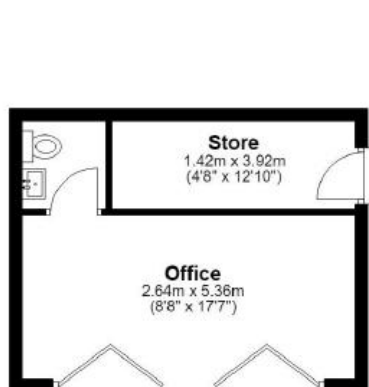






Ground Floor

Approx. 134.7 sq. metres (1450.1 sq. feet)



First Floor

Approx. 67.8 sq. metres (729.4 sq. feet)

