

# OLD FORGE COTTAGE

ST MINVER - ROCK



**JB ESTATES**  
EST.  1971

# Old Forge Cottage

St Minver, Near Rock, PL27 6QH

**Old Forge Cottage is a charming mid 19th-century terraced home, that was extended by the current owners in 2017 to provide additional space for modern family living. This characterful stone cottage is nestled in the heart of St Minver and located just a short drive from Rock and Polzeath, two of north Cornwall's most celebrated beaches. This characterful property also benefits from a rear garden with private parking.**

- Open plan living/kitchen/dining room with an electric AGA, skylights and patio doors leading to the garden.
- 3 double bedrooms, one family bathroom.
- Separate sitting room and an inner hall/study
- Rear garden with external storage and private parking for two cars.
- Walking distance to local amenities, including The Fourways Inn, village hall and post office.
- All in approximately 1,109.1 sq. ft (103 sq. m) EPC Band E.

Rock 0.5 miles, Polzeath 2.5 miles, Daymer Bay 2 miles, Port Isaac 7 miles, Bodmin Parkway 15 miles, Newquay Airport 21 miles

Viewings by appointment

**Guide Price £365,000**

**FREEHOLD**



## THE PROPERTY

This traditional 19th-century cottage at St Minver Fourways, offers characterful features throughout including original beamed ceilings, a galleried wooden staircase and thick stone walls. In 2017, the property was thoughtfully extended to introduce a bright and airy open-plan kitchen, with dining and living space. Skylights wash the space with light and patio doors open onto the manageable garden and patio. The property has a second cosy sitting room, an inner hallway with a study area, three double bedrooms, and a family bathroom, providing comfortable and versatile accommodation for modern living.

## ACCOMMODATION

**Ground Floor:** Open plan living, kitchen & dining room | Hallway/Study with Esse wood burner | Principal bedroom with fireplace | Family bathroom with separate shower | Sitting room with chimney breast.

**First Floor:** Two double bedrooms with beamed ceilings.

## OUTSIDE

The property benefits from a private rear garden featuring both lawn and patio areas. Enclosed by fencing and mature hedging, it also includes a garden shed offering useful external storage - ideal for beach equipment. Private parking for two vehicles is located behind the cottage and garden, accessed via a private road off Menefreda Way.

## SERVICES

Mains water, electricity and drainage. Electric AGA. Esse wood burner. Immersion boiler for hot water.

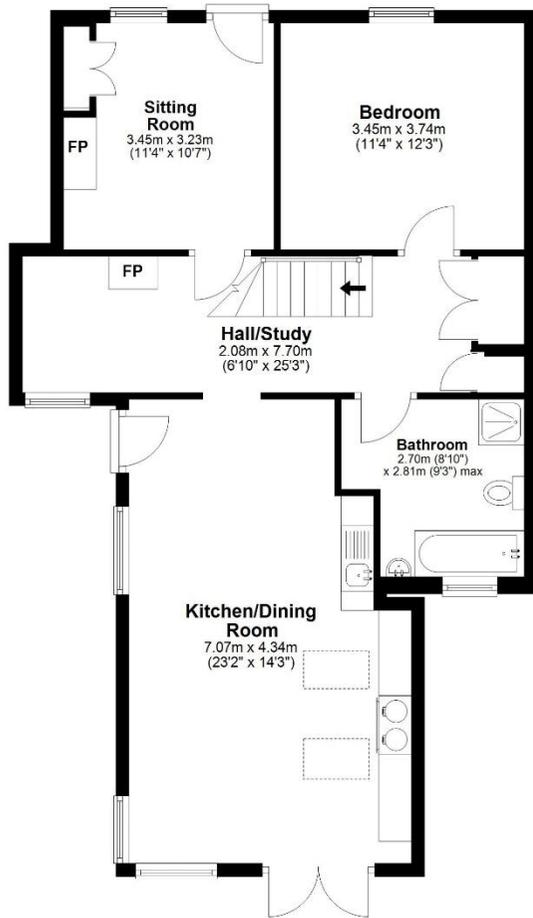
## LOCATION

The picturesque village of St Minver is just minutes' drive from the north Cornwall coast. The area is best known for its mild climate and outdoor leisure facilities, including sailing, surfing, golf and wonderful walking country over coastal and inland routes. Most every-day shopping requirements can be met locally in Rock with its range of delicatessens, bakery, fish monger and butchers. Wadebridge, with its extensive town amenities, is only four miles distant. Locally, there are a wealth of excellent restaurants and pubs including The Mariners Pub in Rock and Restaurant Nathan Outlaw in Port Isaac. Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow can be easily accessed using the ferry and water taxi.



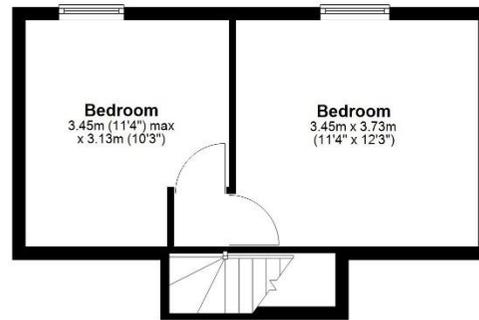
### Ground Floor

Approx. 76.8 sq. metres (826.3 sq. feet)



### First Floor

Approx. 26.3 sq. metres (282.8 sq. feet)



Total area: approx. 103.0 sq. metres (1109.1 sq. feet)

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



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