



Hillside Cottage



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Helland, Bodmin, PL30 4QE

Blisland 2.5 miles - Wadebridge 8 miles - Port Isaac 10 miles

A wonderfully charming two bedroom cottage set amongst 5.5 acres of picturesque woodland and gardens.

- Detached Cottage
- Open Plan Living Area
- Approx. 5.5 Acres
- Gardens and Woodland
- Freehold
- Two Double Bedrooms
- Store/Utility Room
- Orchard
- Ample Private Parking
- Council Tax Band: B

Guide Price £695,000

## SITUATION

Hillside Cottage is located on the edge of Shell Wood, between Helland and Tresarrett, both picturesque hamlets in an area of outstanding natural beauty. Approximately 2.3 miles away, the village of Blisland is renowned for its village green, historic church, award winning public house, community store and primary school. The property is located within 0.5 miles of the popular Camel Trail and within 10 miles of the magnificent North Cornish coast with its sandy beaches and picturesque coastal walks. The market town of Bodmin is within 4.5 miles and the estuary town of Wadebridge, which sits astride the River Camel, is 8 miles away. Both offer a variety of shops, supermarkets, restaurants, and public houses along with primary and secondary educational facilities. Bodmin also benefits from college facilities and leisure centre. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth, whilst Newquay airport provides a number of scheduled flights to both domestic and international destinations. The A30 is within 2 miles providing access to West Cornwall and to Exeter where it meets the M5.

## DESCRIPTION

A delightful and characterful cottage occupying a secluded and elevated position within approximately 5.5 acres of enchanting woodland and beautifully maintained gardens. Bordered by a gently flowing stream, the property enjoys an exceptional degree of privacy and tranquility, creating a haven for wildlife and nature enthusiasts alike. Formerly configured as a four-bedroom dwelling and having benefited from previous planning consent for extension, the property offers exciting potential for further development or reconfiguration, subject to any necessary consents.



## THE PROPERTY

A stable door opens into an entrance porch, with a further door leading into an attractive open-plan living space extending across the full width of the cottage. Featuring slate flooring throughout, this welcoming room provides distinct sitting and dining areas, centred around a wood-burning stove, with the dining space benefitting from a bespoke built-in bench incorporating useful storage.

The handcrafted kitchen is fitted with a range of base units with solid oak doors and Formica work surfaces, complemented by an integrated dishwasher, oven and grill with five-ring gas hob, together with space for a fridge/freezer. On the first floor are two well-proportioned double bedrooms, one of which benefits from a fitted dressing area with hanging rail and shelving. A family bathroom serves the first-floor accommodation.

Adjoining the cottage is a useful external utility/store room housing the borehole filtration system and hot water cylinder. This space also incorporates a cloakroom, fitted base units and plumbing and space for both a washing machine and tumble dryer.

## THE GROUNDS

The property is approached through Forestry Commission land via a track that has sole access rights to the property. Crossing a bridge to a private driveway provides ample parking for several vehicles. Positioned close to the parking area is a substantial insulated timber shed, previously utilised as a studio with two double plug sockets, and a decked area to its front. The gardens are arranged on a series of attractive tiers to the front and side of the cottage and include a paved terrace, ideal for outdoor dining and enjoying the peaceful setting. An established orchard contains a variety of fruit trees including fig, greengage, persimmon, pear, apple and cherry along with some blueberry bushes. The surrounding woodland has been thoughtfully managed, with multiple private trails providing access around its entirety. The woodland is a mixture of mature deciduous trees including oak, beech, hazel, willow, hornbeam, hawthorn and Cornish elm, creating a wonderfully diverse and picturesque natural environment as well as a very healthy supply of free firewood. The majority of the woodland is also covered by a dazzling display of bluebells every spring. There is also an overgrown footpath that ends at the cottage connecting it to the neighbouring (half a mile away) farmhouse and surrounding woodland.

## SERVICES

Mains electricity. Private water via a borehole, private drainage via a septic tank, electric immersion hot water tank, electric shower and multi zoned underfloor heating throughout the cottage. 4kw Wood burner. LPG hob (via small tanks). Broadband availability: Full Fibre to the premises (vendor) Mobile phone coverage: Good outdoor and variable in home (ofcom). Please note the agents have not inspected or tested these services.

## VIEWINGS

Strictly by appointment with the vendors appointed agents, Stags 01208 222333



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.



**Approximate Gross Internal Area 1089 sq ft - 101 sq m  
(Excluding Outbuilding)**

Ground Floor Area 637 sq ft - 59 sq m  
First Floor Area 452 sq ft - 42 sq m  
Outbuilding Area 125 sq ft - 12 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(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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