

STAGS

2, The Cottage

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St. Eval, Wadebridge, PL27 7UL

Porthcothan Bay 1.5 Miles - St Eval 2 Miles - Padstow 6.5 Miles

A beautifully presented three bedroom character cottage with private parking and a garden close to the North Cornish Coast.

- Semi-Detached Cottage
- No Onward Chain
- Three Double Bedrooms
- Rear Garden
- Freehold
- Character Features
- Countryside Views & Sea Glimpses
- Two Reception Rooms
- Private Parking
- Council Tax Band: A

Guide Price £645,000

SITUATION

The cottage is located in Engollan, a quaint hamlet on the outskirts of St Eval and within 2 miles of Bedruthan Steps and Porthcothan Bay. St Eval offers a post office, local shop, primary school and nursery, church and is home to Kernow chocolate factory and Rick Steins HQ. The popular fishing town of Padstow is situated just 6.5 miles away and is known for its extensive range of cafes, public houses and eateries, including Rick Steins esteemed seafood restaurant and Paul Ainsworth's Michelin Starred 'Number 6' restaurant. The estuary town of Wadebridge, on the banks of the River Camel, is just over 13 miles away with doctors, dentists, veterinary surgery, supermarkets and additional amenities associated with such a thriving and popular town. Newquay airport is 5 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

A beautifully presented and sympathetically renovated character cottage, combining period charm with contemporary comforts. Thoughtfully updated over the years with further improvements made by the current owners, the property retains a wealth of original features including traditional doors, shutters and fireplaces. Enjoying a peaceful rural setting, the cottage is located less than two miles from the dramatic coastline at Bedruthan Steps and Porthcothan Bay, with delightful countryside views and distant sea glimpses.







THE PROPERTY

The cottage is accessed via a welcoming front door leading into a cosy sitting room, complete with an original fireplace housing a wood burning stove. From here, a snug offers a further reception area, also featuring an original fireplace which could be reinstated subject to the installation of a new chimney. Steps ascend to a bright and spacious kitchen/dining room, beautifully finished with vaulted ceilings, Velux windows, a side door and bi-fold doors opening to the rear garden. The well-appointed kitchen includes a comprehensive range of base and wall units with oak worktops, a breakfast bar, and a double Belfast sink. Integrated appliances comprise a dishwasher, fridge/freezer, electric oven with hob and eye-level microwave. A useful cupboard houses the hot water cylinder and provides space for a washing machine, whilst a cloakroom completes the ground floor accommodation.

The first floor is arranged around a split-level landing providing access to three double bedrooms, a family bathroom, and an open dressing area. Bedrooms One and Two are positioned to the front of the property, with Bedroom Two benefitting from a wash hand basin. Bedroom Three is a generous double with two Velux windows and a further window enjoying far-reaching countryside views towards the sea. The family bathroom is fitted with a panelled bath with shower over, basin and WC.

OUTSIDE

To the front of the cottage is a charming combination of lawn and paved area, which also provides a pedestrian right of way for the neighbouring property. To the side, there is a gravelled parking space offering convenient off-road parking, with a gate giving access to the rear garden. The rear garden is predominantly laid to lawn and enjoys wonderful views across the surrounding countryside towards the sea. A decked terrace and a gravelled seating area, complete with hot tub, provide the perfect spots for outdoor entertaining and relaxation while taking in the beautiful outlook.

SERVICES

Mains electricity and water. Underfloor heating on the ground floor and radiators upstairs via an air source heat pump. Private drainage via a septic tank which is shared with the neighbouring property and located in their garden. 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

What3Words: ///effort.stag.midwinter

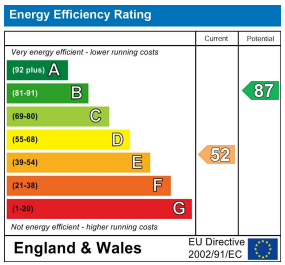






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





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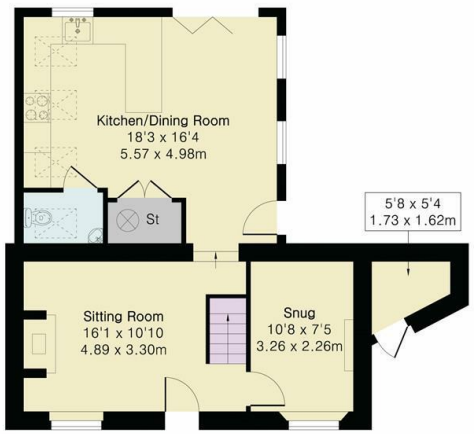
01208 222333

Approximate Gross Internal Area 1088 sq ft - 101 sq m

Ground Floor Area 609 sq ft – 57 sq m

First Floor Area 479 sq ft – 44 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.