



Pool Cottage



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Helstone, Camelford, PL32 9RW

St Teath 1.5 miles - Camelford 2.5 miles - Port Isaac 5.5 miles

Detached cottage within approximately 4.5 acres of gardens and paddocks with multiple agricultural and recreational outbuildings.

- Detached Cottage
- Solar Panels
- Approx. 4.5 Acre Paddocks
- Agricultural and Recreational Outbuildings
- Freehold
- Three Double Bedrooms
- Enclosed Gardens
- Potential for Pop-Up Camping
- Ample Private Parking
- Council Tax Band: D

Guide Price £585,000

SITUATION

Pool Cottage is located in the hamlet of Helstone, between St Teath and Camelford which both offer a Post Office and a general store, well respected public houses, churches, village/town halls and local schools. The picturesque fishing villages of Port Isaac and Port Gaverne are less than six miles away and the estuary town of Wadebridge is 8.5 miles away with it's variety of amenities and access to the popular Camel Cycle Trail. There is access to mainline railway services at Bodmin Parkway connecting to London Paddington via Plymouth whilst Newquay airport has flights to both domestic and international destinations.

DESCRIPTION

A delightful and beautifully presented three-bedroom country cottage enjoying an idyllic rural setting within approximately 4.5 acres of gardens and paddocks, complemented by an excellent range of outbuildings, barns and stabling, together with far-reaching countryside views. In addition to the agricultural buildings, the property also benefits from a shower and WC block, previously utilised by the current owners in connection with a seasonal pop-up campsite.



THE PROPERTY

The property is approached via an entrance porch, presently arranged as a useful storage area, leading through to a charming sitting/dining room. This attractive dual-aspect reception space enjoys a wealth of character and features fitted storage cupboards and a substantial inglenook fireplace housing a multi-fuel stove installed in 2025.

The kitchen, newly fitted in 2024, is well appointed with a range of base units beneath solid wood work surfaces, incorporating a 1½ bowl sink, integrated fridge, freezer and dishwasher, together with a useful pantry cupboard and space for a range style cooker. Adjoining the kitchen is a conservatory providing an excellent vantage point from which to enjoy the surrounding land and picturesque countryside beyond.

To the first floor, the landing offers useful built-in storage and gives access to three double bedrooms and the family bathroom. Bedrooms one and two are both dual aspect, enjoying delightful rural views, whilst the principal bedroom further benefits from fitted Sharps wardrobes. Bedroom three overlooks the front aspect of the cottage.

OUTSIDE

The property is approached via a generous driveway providing ample off-road parking for approximately five to six vehicles. Additional parking is available beyond the gate leading into the adjoining paddock. A pathway leads to the front entrance and continues around the cottage, providing access to the gardens. To the rear of the property is an enclosed garden bordered by fencing and principally laid to lawn, complemented by a patio seating area ideal for outdoor dining and entertaining.

Beyond the cottage lies an impressive field of approximately 4.5 acres, enjoying wonderful open views, offering excellent potential for those seeking equestrian or smallholding interests. The current owners have previously operated a successful seasonal pop-up campsite from the land.

To the side of the cottage is a larger garden, predominantly laid to lawn and enclosed by mature hedging, creating a private and attractive setting. This area offers excellent scope for kitchen gardening and the cultivation of fruit and vegetables, together with a useful garden/potting shed.

A superb range of outbuildings accompanies the property, providing excellent versatility for a variety of lifestyle and practical uses. One building houses the property's water filtration system, whilst another is currently arranged as a chicken coop, ideal for those seeking a more self-sufficient way of living. A further outbuilding has previously been utilised for honey spinning, appealing to those with an interest in beekeeping or rural pursuits.

Additional buildings have served as recreational and communal spaces associated with the former pop-up campsite and offer considerable potential for alternative uses, subject to requirements. There is a public footpath that runs along the side of the field.

SERVICES

Mains electricity with solar panels. Multifuel burner and electric heating. LPG bottles for cooker. Private drainage via a septic tank. Private water via a borehole with UV filtration system. Broadband availability: Ultrafast. Mobile Phone Coverage: Good coverage outdoors and in home. (Ofcom). Please note that the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendors appointed agents, Stags.

DIRECTIONS

What3Words: ///prowl.famed.viewer



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.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 100+ |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 55 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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