



Sweeney Cottage



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Chapel Amble, Wadebridge, Cornwall, PL27 6EU

Wadebridge - 3 miles Rock - 5 miles Polzeath - 5.5 miles

A handsome terraced cottage with lovely views and mature garden, set in the very heart of this picturesque village

- Views over Amble Marshes
- 2 Double bedrooms
- Sitting room
- Kitchen/breakfast room
- Bathroom and cloakroom
- Garage
- Established garden
- No Onward Chain
- Freehold
- Council Tax Band C

Guide Price £335,000

SITUATION

Sweeney Cottage is set in the heart of the picturesque village and Conservation Area of Chapel Amble, complete with a historic village green and The Maltsters Arms (recently reopened). Located just to the north of the popular town of Wadebridge, the village has easy access to its many amenities, including a range of independent shops, primary and secondary schools, cinema, sports and social clubs, and the Camel cycle trail.

This delightful cottage is ideally situated to explore the stunning North Cornish coast, with nearby sandy beaches at Rock, Daymer, and Polzeath, as well as the scenic harbour towns of Port Isaac and Padstow. To the east lies Bodmin Moor, an Area of Outstanding Natural Beauty.

For those needing transport links, mainline railway services are available at Bodmin Parkway, with direct connections to London Paddington. Newquay Airport offers both domestic and international flights, while the A30, easily accessible from Bodmin, connects to the cathedral cities of Exeter and Truro.



THE PROPERTY

Sweeney Cottage is a handsome terraced cottage featuring an exposed stone facade with broad sun terrace and a delightful mature garden with views over the protected marsh to the open countryside beyond. Amble Marshes is a designated Site of Special Scientific Interest (SSSI). With controlled flooding it is valued for its overwintering waders and wildfowl, as well as its role as a breeding site for birds.

The cottage has independent front and rear doors opening from the central reception hall. This is flanked by a kitchen with electric Aga and the characterful sitting room, complete with substantial fireplace inset with wood burning stove, cloam oven and internal shutters. The garden porch contains a cloakroom and larder/utility cupboard. Upstairs are two double bedrooms and a bathroom.

OUTSIDE

Stretching across the front of the cottage is an elevated sun terrace with steps descending to the lawn, surrounded by established borders and gently shaded by a maturing tree. On the opposite side of the rear lane is a garage.

SERVICES & NOTES

Mains water, drainage and electricity. Electric storage heaters in the sitting room and bedroom 1. Superfast broadband available in the area (Ofcom). Mobile coverage limited indoors and likely outdoors (Ofcom). Vendor confirms full mobile coverage on O2 network.

The property currently interconnects through a single doorway with the adjoining cottage, which is also in the ownership of the vendors. The vendors will undertake to re-instate the wall and separate the electrical circuits, prior to Completion. Both properties are available to purchase.

VIEWING

Strictly by prior appointment with Stags Wadebridge Office on 01208 222333.

DIRECTIONS

Proceed to Chapel Amble (Park on the green) and walk down the side of The Maltsters Arms. The cottage is very nearby on the right hand side.



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.



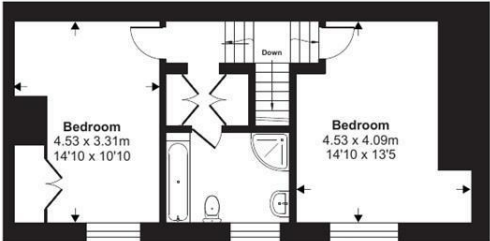
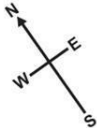
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

1 Eddystone Court, Eddystone
Road, Wadebridge, PL27 7FH

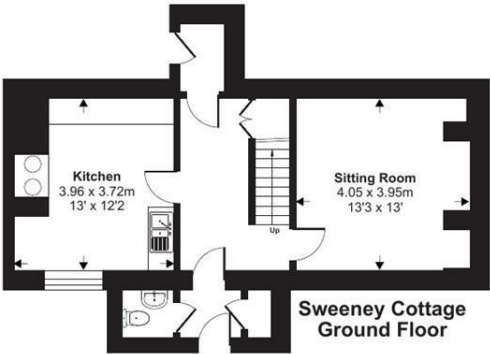
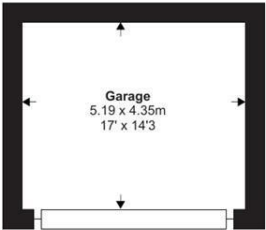
wadebridge@stags.co.uk

01208 222333

Sweeney Cottage = 1041 sq ft / 96.7 sq m
Garage = 243 sq ft / 22.5 sq m
Total = 1284 sq ft / 119.2 sq m
For identification only - Not to scale



Sweeney Cottage
First Floor



Sweeney Cottage
Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1270219