



Bell Pit House



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St. Mabyn, Bodmin, Cornwall, PL30 3BQ

Village Centre 0.1 miles - Wadebridge 4.5 miles - Polzeath 8.5 miles

An impressive detached house with a separate en-suite gate house, situated in the heart of St Mabyn with stunning, uninterrupted countryside views.

- Detached House
- Reverse Level Accommodation
- Balcony With Countryside Views
- Private Parking With Electric Gates
- Freehold
- Four Double Bedrooms
- Open Plan Living Space
- Converted Gate House
- Rear Garden
- Council Tax Band: E

Guide Price £650,000

SITUATION

The property is located in the popular village of St Mabyn with a range of local facilities including primary school, public house, community store and picturesque village church. More extensive amenities can be found in the former market town of Wadebridge which sits astride the River Camel, offering a wide variety of shops together with primary, secondary education, cinema, numerous sports clubs, social clubs and access to the popular Camel Cycle Trail linking the town with the picturesque coastal fishing town of Padstow. The property is perfectly located to access the magnificent North Cornwall coast.

Within 10 miles of the property is the sandy surfing beach of Polzeath, whilst the water sports havens of Rock and Daymer Bay have long stretches of sandy beaches on the shores of the beautiful Camel Estuary. Nearby Padstow and Port Isaac are renowned ports with a number of restaurants including Rick Steins Seafood Restaurant and Nathan Outlaws Fish Kitchen. To the east of St Mabyn is the splendour of Bodmin Moor designated as an Area of Outstanding Natural Beauty, a haven for walkers and nature lovers alike. The mainline railway station at Bodmin Parkway connects with London Paddington via Plymouth whilst Newquay Airport provides a number of scheduled flights to both domestic and international destinations. Access to the A30 can be gained at Bodmin, just 6.5 miles distant, linking the cathedral cities of Exeter and Truro.



THE PROPERTY

Constructed approximately nine years ago, this contemporary detached home has been finished to a high standard throughout and is thoughtfully designed with inverted accommodation to maximise the far-reaching countryside views. The front door opens into a welcoming entrance hall providing access to three ground floor bedrooms. Two benefit from walk-in wardrobes, whilst the principal bedroom enjoys a well-appointed en suite shower room comprising a fully tiled shower enclosure, vanity wash basin and WC. A family bathroom serves the remaining bedrooms and is fitted with a panelled bath with shower over, wash hand basin and WC.

Also on the ground floor is a practical utility room with plumbing for a washing machine and tumble dryer, together with a useful storage cupboard housing the pressurised hot water cylinder and underfloor heating manifolds. A half-glazed door provides direct access to the side garden.

A striking feature window illuminates the staircase as it rises to the first floor, where the principal living accommodation takes full advantage of the property's elevated position and panoramic rural outlook.

The impressive open-plan kitchen, dining and sitting room provides a light-filled and sociable living space. The contemporary kitchen is fitted with an excellent range of base and wall units complemented by composite work surfaces and a central island. Integrated appliances include a fridge, freezer, dishwasher, oven, hob, extractor hood and wine cooler, together with a one-and-a-half bowl sink.

Two sets of double doors open onto a wraparound balcony, creating a wonderful connection between the living accommodation and the surrounding countryside, and providing an ideal space for outdoor dining or simply enjoying the exceptional views.

Completing the first floor is a useful study/bedroom, incorporating a walk-in storage cupboard, together with a cloakroom fitted with a WC and wash hand basin.

A particular feature is the converted stone barn, which offers highly versatile ancillary accommodation. Accessed via an external staircase, the first-floor room is currently arranged as a fourth bedroom with an adjoining en suite shower room and walk-in storage cupboard. Equally, it would lend itself to use as a home office, artist's studio, hobby room or guest accommodation, subject to individual requirements.

OUTSIDE

The property is approached through an attractive entrance gatehouse with electrically operated gates and an intercom system providing secure access. To the front of the property, a block-paved driveway provides parking for three vehicles and incorporates an electric carport with EV charging capability. Pedestrian access leads around to the enclosed rear garden, which is paved for ease of maintenance, providing an ideal setting for outdoor entertaining. The gardens are well enclosed by fencing, creating a private environment for families and pets alike.

SERVICES

Mains water and electricity. Private drainage. The heating is provided by an electric boiler assisted with photovoltaic solar panels and associated income tariff. Broadband availability: Ultrafast. Mobile Phone Coverage: Good outdoors and limited in home. (Ofcom). Please note that the agents have not inspected or tested these services.

VIEWING

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

DIRECTIONS

What3Words: ///washable.booth.nurture



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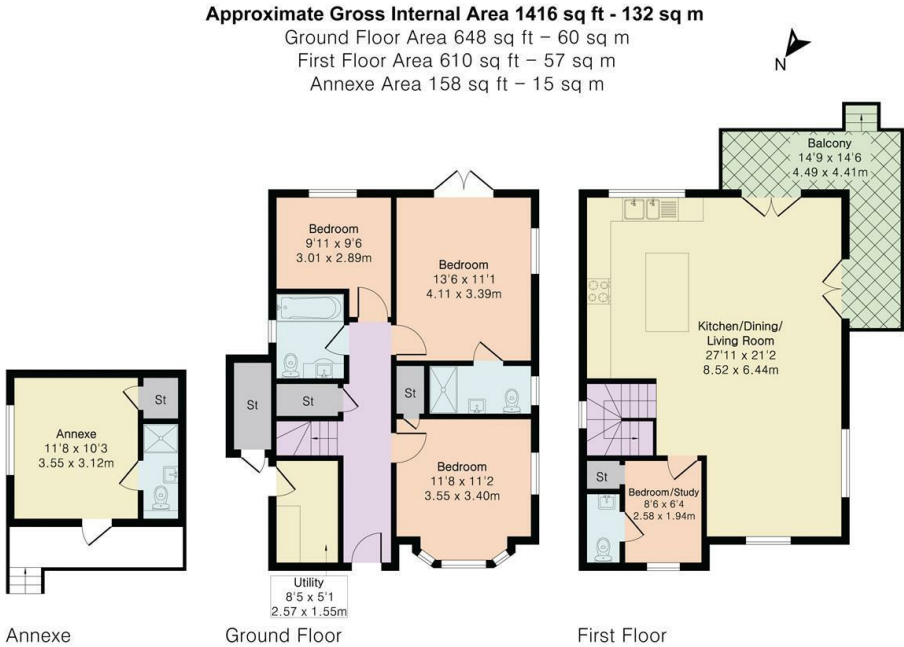


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

wadebridge@stags.co.uk

01208 222333



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