1 MANOR HOUSE

ST MABYN

JB ESTATES

EST. 1971

1 Manor House,

St Mabyn, PL30 3BA

1 Manor House is a charming two-bedroom semi-detached cottage in the heart of St Mabyn, one of North Cornwall's much-loved rural villages. Thoughtfully updated by the current owners, the property retains its period character while offering modern and comfortable accommodation. Set on a good size corner plot, the generous and enclosed garden, detached garage and off-road parking further add to its appeal. 1 Manor House offers a peaceful village setting yet is well placed for exploring North Cornwall's beautiful beaches, idyllic countryside and coastal towns.

- Refurbished stone cottage with traditional features throughout.
- Bespoke kitchen & cosy sitting room with slate flagstone flooring and a wood burner.
- Two double bedrooms with village and garden views, and 1 shower room.
- Large enclosed rear garden including a patio, lawn, duck pond and a greenhouse.
- Off-road parking with a detached garage
- Central village location in walking distance to the village amenities.
- Short drive to Rock and Polzeath
- In all, approximately 785.8 sq. ft (73 sq. m). EPC Band E.

Rock 8.5 miles, Port Isaac 6.5 miles, Wadebridge 4.5 miles, Bodmin Parkway 10.5 miles, Newquay Airport 16.5 miles

Viewings by appointment

Guide Price: £399,950

FREEHOLD

THE PROPERTY

Currently a much-loved home, 1 Manor House is a very well presented two-bedroom cottage situated in the ever-popular village of St Mabyn. The property enjoys a bespoke Broad & Turner kitchen and a cosy sitting room with direct access into the conservatory. Period features include exposed timber lintels, slate flooring and thick stone walls. Arranged over two floors, the property offers two double bedrooms with a first-floor W.C and a shower room on the ground floor. Outside, there is a detached garage and a generous enclosed rear garden with potential for development (subject to necessary planning consents).

ACCOMMODATION

GROUND FLOOR: Entrance porch | Sitting room with exposed beams, slate floors and wood burner | Bespoke Broad & Turner kitchen with Heritage range and door to the garden | Shower room | Conservatory with garden access

FIRST FLOOR: Two double bedrooms overlooking the rear garden | W.C.

OUTSIDE

Situated in the centre of the village, the property is accessed via an enclosed patio terrace with off-road parking and a detached garage to the side and a lean-to greenhouse. To the rear, a generous, enclosed garden enjoys a sunny patio terrace, a duck pond and a lawned garden bounded a high fence, shrubs and trees to provide privacy.

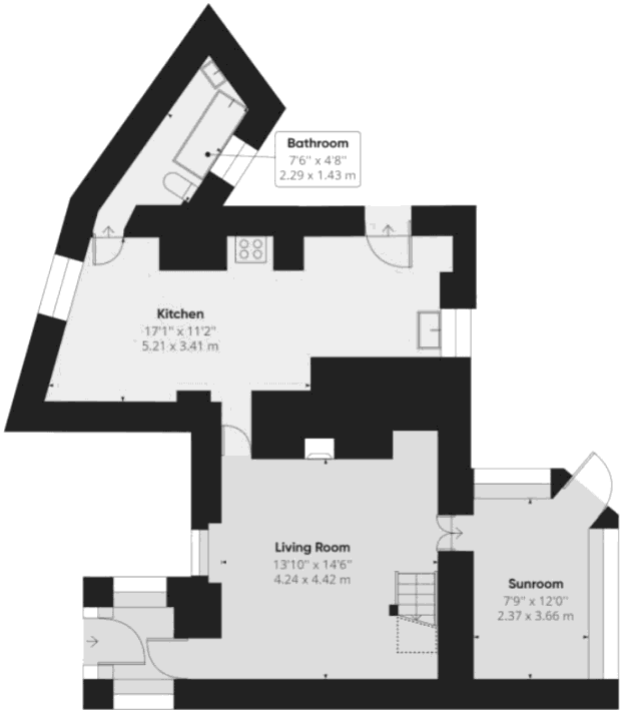
SERVICES

Main's water and electricity. Shared private drainage (with No's 2 and 3). Oil fired central Heating.

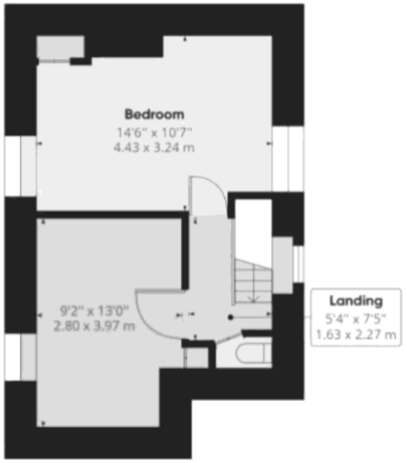
LOCATION

St Mabyn is a traditional village on the North Coast of Cornwall benefitting from a village pub, shop, post office, park, village green and primary school. Most everyday shopping requirements can be met in Wadebridge, which is approximately 4 miles away. Here you'll find a number of independent shops, cafés and restaurants. Moments away in Rock, one of Cornwall's principal sailing centres, conditions are ideal for water sports including sailing, waterskiing and windsurfing. The Point at Polzeath and St Enodoc Golf Club offer challenging 18-hole courses, whilst the surrounding area provides wonderful coastal and countryside walks. Good food surrounds you with The Mariners in Rock, Restaurant Nathan Outlaw in Port Isaac, and the popular village pub directly opposite serving an excellent range of food & drinks.

GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA: 73 SQ.M (785.8 SQ. FT)

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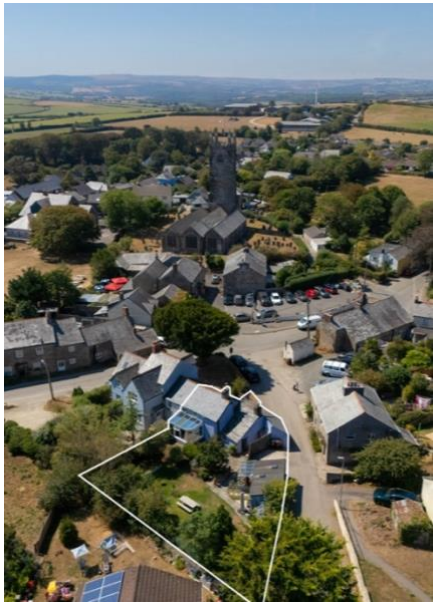

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