



Fernleigh



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Helstone, Camelford, Cornwall, PL32 9RL

Wadebridge 9.1 Miles - Camelford 2.1 Miles - Tregadock
Beach 4.4 Miles

Offered to the market with no onward chain. This beautifully presented, three bedroom detached house offers ample parking, garage, generous gardens and a modern aesthetic with a character twist.

- No Onward Chain
- Three Double Bedrooms
- Parking For Multiple Vehicles
- Countryside Views
- Freehold
- Detached House
- Generous Gardens
- Detached Garage
- Access To The A39
- Current Rateable Value: £3,600.

Guide Price £525,000

SITUATION

Helstone is a hamlet nearby to Camelford, which offers a Post Office and a general store, well respected public houses, churches, town hall and local schools. The former market town of Wadebridge is just over 9 miles from the property. The town sits astride the River Camel and offers a wide variety of shops and restaurants with primary and secondary schools, cinema, numerous sports and social clubs and access to the ever-popular Camel Cycle Trail. The property is perfectly located to access the magnificent North Cornish coast and is within 11 miles of the sandy surfing beaches of Polzeath and Daymer Bay. There are mainline rail services available at Bodmin Parkway, connecting to London Paddington via Plymouth, whilst Newquay Airport provides both domestic and international flights. Access to the A30 can be gained at Bodmin linking the cathedral cities of Exeter and Truro.



ACCOMMODATION

On entrance you are greeted by a spacious porch, which gives access to the cloakroom and dining room. The cloakroom has a wall mounted heated towel rail, wash hand basin and low level WC. The dining room has two windows to the rear garden and leads to the kitchen and both sitting rooms. The kitchen offers a range of base and wall units, built in dishwasher, eye level oven and grill, induction hob, pantry cupboard, breakfast bar and French doors onto the decking, perfect for al fresco dining. Sitting room one boasts a wood burner with granite hearth and a triple aspect with views of the countryside and front garden. Sitting room two has a window to the front and could be an alternative dining room.

Stairs rise to the first floor landing which gives access the all three double bedrooms and family bathroom. Bedrooms one and two have ample space for furniture and windows with window seats, overlooking the front garden. Bedroom three boasts a dual aspect looking out onto the countryside views. The family bathroom has a freestanding bath with underfloor lighting, walk in waterfall shower, vanity basin with mixer tap, wall mounted heated towel rail and low level WC.

OUTSIDE

Outside there is parking for multiple vehicles, which can be accessed by two entrances. The garage has a charging point for electric vehicles, roller door and two side doors, one of which leads to a utility space. A slate path leads to the back door, rear seating area and front garden. The front garden has a tiered, laid to lawn area at the top, which has the potential to be a fantastic vegetable garden. A shingle path leads to the decking and the lower gardens, which are laid to lawn with a variety of mature trees and bushes. Previously, to the right of the front garden, there was planning permission obtained for a single dwelling which has now expired. Details can be found on the Cornwall Council Online Planning Register, under the reference number: PA16/03212

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Broadband availability: Ultrafast and Superfast. Mobile Phone Coverage: 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

From Wadebridge, take the A39 towards Camelford and after 8.1 miles, take the left hand turning at Helstone. Follow the lane around to the left and the property will be on your left, it is clearly marked with the house name.

What3Words: ///tidal.ribs.jogging



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 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			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			46
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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