



STAGS

Cider Mill Cottage

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St Mabyn, Wadebridge, PL30 3BX

Village Centre 0.4 miles Wadebridge 4 miles North Cornish Coast 10

- 2 Bedrooms
- 2 Bathrooms
- Sitting Room
- Sun Room
- Studio/Potential Third Bedroom
- Kitchen/Dining Room
- Garage with Ample Parking
- Rural Views

Guide price £385,000

SITUATION

The property is situated on the fringes of the well respected village of St Mabyn with a range of local facilities including primary school, public house, post office/general store and picturesque church. More extensive amenities can be found in the delightful former market town of Wadebridge, which sits astride the River Camel and offers a wide variety of shops together with primary and secondary school, cinema and access to the popular Camel Trail cycle route linking the town with the picturesque coastal fishing village of Padstow. The property is perfectly located to access the magnificent North Cornish Coastline. Within 10 miles of the property are the sandy surfing beaches of Polzeath and Daymer Bay, whilst the watersports haven of Rock has long stretches of sandy beaches on the shores of the beautiful Camel Estuary. Nearby Padstow and Port Isaac are renowned harbour villages with a number of fine restaurants including Rick Stein's Seafood Restaurant. To the east of St Mabyn, is the splendour of Bodmin Moor designated as an Area of Outstanding Natural Beauty and a haven for walkers and nature lovers alike. The mainline railway station at Bodmin Parkway connects with London Paddington, whilst Newquay Airport provides a number of scheduled flights to both domestic and international destinations. Access to the A30 can be gained at Bodmin linking the cathedral cities of Exeter and Truro. At Exeter there is a superb range of shopping facilities including department stores and a mainline railway station serving London Paddington with access to the M5 motorway and well respected international airport.

DESCRIPTION

This charming period barn conversion is constructed of local stone under a slate roof and believed to be early Victorian. The flexible accommodation provides bedrooms on both the ground and first floor with the opportunity to create a third bedroom in the studio, subject to gaining the necessary local authority permissions. The barn sits amongst a pretty collection of similar style properties and benefits from a wonderful rural view and quiet location.



Detached Barn/Shippon Conversion With A Wonderful Garden On The Edge Of A Pretty Village





ACCOMMODATION

With the benefit of uPVC double glazing with a 10 year guarantee, the accommodation is clearly illustrated on the floorplan overleaf and briefly comprises; a half glazed front door opening to an entrance hall with access to a boiler cupboard, downstairs shower room with low flush WC, sink and shower cubicle with wall mounted electric shower and access to bedroom one. The sitting room has a feature stone wall and a multi-fuel burning stove on a tiled hearth. From here there is access to a comfortable sun room with half glazed, timber framed windows and doors which lead to the side garden. The kitchen/dining room has a range of base and eye level cupboards with a 4-ring induction hob and double eye level oven, Formica worksurface, tiled splash-back and 1½ bowl stainless steel sink with mixer tap. From the kitchen is a utility room with a stainless steel sink, base and eye level units, space and plumbing for a washing machine. There is a rear porch with half glazed door and access to the gravelled entrance/parking area. From the hallway stairs rise to the first floor where there is a second bedroom and a family bathroom with panel enclosed bath, electric shower above, low flush WC and sink. To the rear of the property is an:

ATTACHED STUDIO

The studio is fully plastered and insulated with light and power connected. Subject to gaining the necessary planning permission from the local authority, could provide a third bedroom.

GARAGE

Electric up and over garage door. Power and light.

OUTSIDE

The property is approached via a gravel courtyard with ample parking. To the side of the property is a paved area with pretty wooden and glass pergola, raised flower beds and an ornamental fishpond. Steps lead up to a productive vegetable patch and gravel area with access to a five-bar gate for additional parking. To the rear of this there is a pretty garden, which has a huge range of specimen trees and shrubs with an insulated SUMMERHOUSE measuring approximately 2.67m x 2.67m (8'9" x 8'9") with delightful rural views. To the rear of the summerhouse is a wooden framed glass house and adjoining potting shed. The garden is mainly laid to lawn and is well fenced and bounded with the benefit of access to the rear via a private green lane.

AGENTS NOTE

The successful purchaser of Cider Mill Cottage will join the management company for the complex. An annual fee of £150 is charged, which covers site insurance, a gardener for communal areas and yearly emptying of the septic tank.

SERVICES

Mains water and electricity. Private drainage (shared), oil-fired central heating and hot water. Please note the agents have not inspected or tested these services.

VIEWING

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

DIRECTIONS

From the centre of St Mabyn, with the pub on your right, proceed to the edge of the village taking the first right hand turning signposted Helland. After 250 yards take a left hand turning into the entrance marked Tredinnick and Cider Mill Cottage will be found immediately ahead.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

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

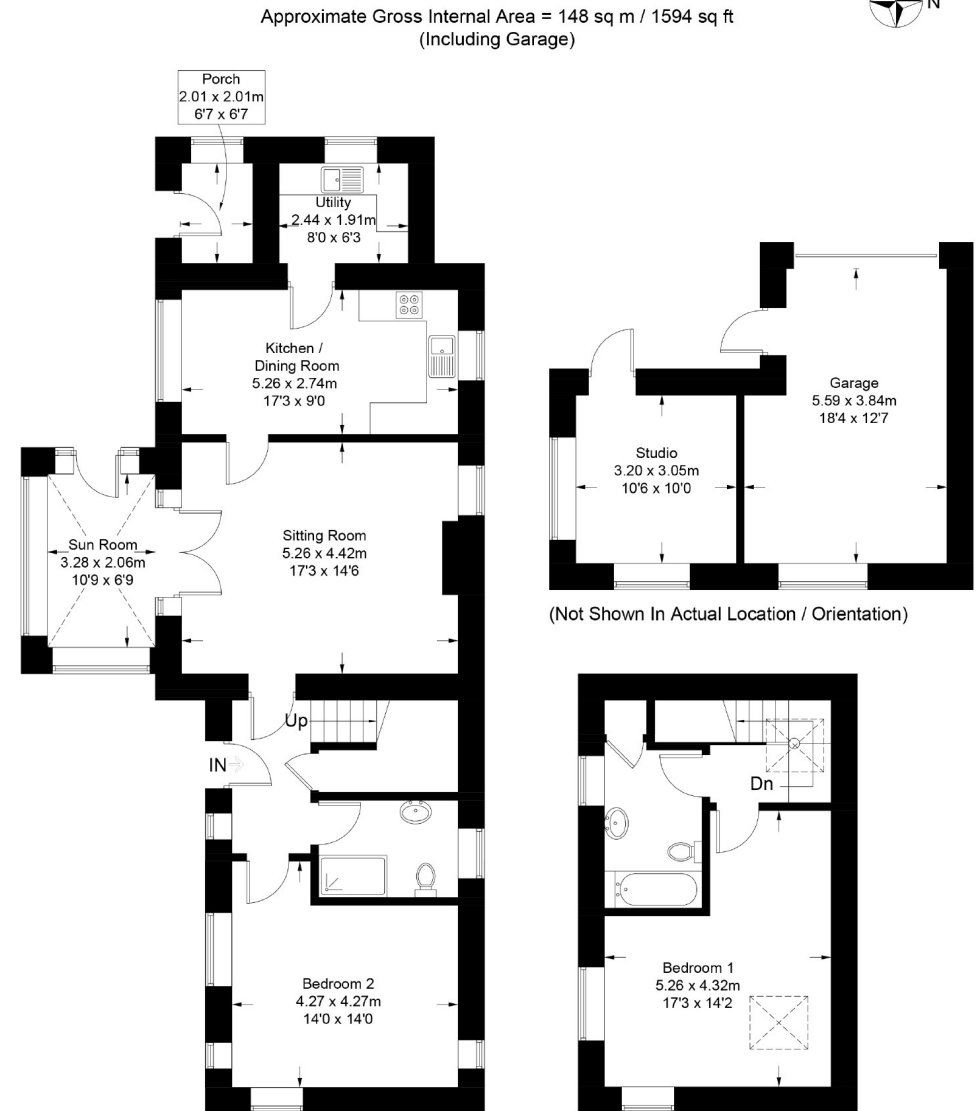


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