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Six Acres  
Wadebridge, PL27 7LA

Spacious agricultural tied bungalow close to Wadebridge with far reaching rural views

Wadebridge 1.5 miles   Bodmin 8.9 miles   North Cornish Coast 10 miles

• 3 Bedrooms • Kitchen • Sitting Room • Family Bathroom • Double Garage •  
Ample Parking • Garden •

**Guide price £275,000**

Cornwall | Devon | Somerset | Dorset | London

## SITUATION

The property is located on the fringes of the small hamlet of Burlawn, just 1.5 miles from the pretty former market town of Wadebridge which sits astride the river Camel. The town itself offers a wide variety of independent shops together with primary, secondary and sixth form education, cinema, numerous sports and social clubs and access to the popular Camel Cycle Trail. The property is perfectly located to access the magnificent North Cornish Coast, a short distance from the popular sandy beaches of Polzeath and Daymer 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 and Nathan Outlaw's Michelin starred restaurant. To the east is the splendour of Bodmin Moor, a designated Area of Outstanding Natural Beauty and a haven for walkers and nature lovers alike. Mainline railway services are available at Bodmin Parkway connecting 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 linking the cathedral cities of Exeter and Truro. At Exeter there is a superb range of shopping facilities, including department stores, mainline railway station serving London Paddington and the Midlands, access to the M5 motorway network and well respected Exeter International Airport.

## DESCRIPTION

The property is accessed via a wooden front door to a porch with tiled floor and an additional door with side casement stained glass windows leading to the hallway. In the hallway there is access to an airing cupboard housing the hot water tank and double coat cupboard. Off the hallway is access to the sitting room with its bay window offering far reaching countryside views. There is a fitted gas fire on a stone hearth with stone surround and wooden over mantle. The kitchen, comprising of a range of base and eye level units, space for free standing electric cooker, 1½ bowl stainless steel sink with a roll top worksurface, tiled splashbacks and a double





glazed window with a view of the front garden. From the kitchen is a utility room/porch with a uPVC door leading to the garden. There are three bedrooms, the third currently used as a dining room which has a bay window and far reaching countryside views. The family bathroom has a fully tiled shower cubicle and wash hand basin. There is a separate WC.

### OUTSIDE

The property is approached via a quiet parish road onto a gravel drive with ample parking giving access to a DOUBLE GARAGE with metal up and over doors measuring approximately 17'3 x 18'9 (5.26m x 2.72m). The property itself sits centrally in it's plot and is surrounded by garden laid mainly to lawn with a range of mature trees and shrubs.

### SERVICES

Mains water, private drainage, mains electricity. Please note the agents have not inspected or tested these services.

### VIEWING

Strictly by prior appointment with the vendor's sole appointed agents, Stags

### DIRECTIONS

From Wadebridge town centre, pass the cinema on the right hand side and proceed along Trevanion Road up the hill signposted towards Burlawn. At the crossroads at the entrance to the village, turn right and the property is located approximately 150 yards on the left hand side. Identified with a Stags for sale board.

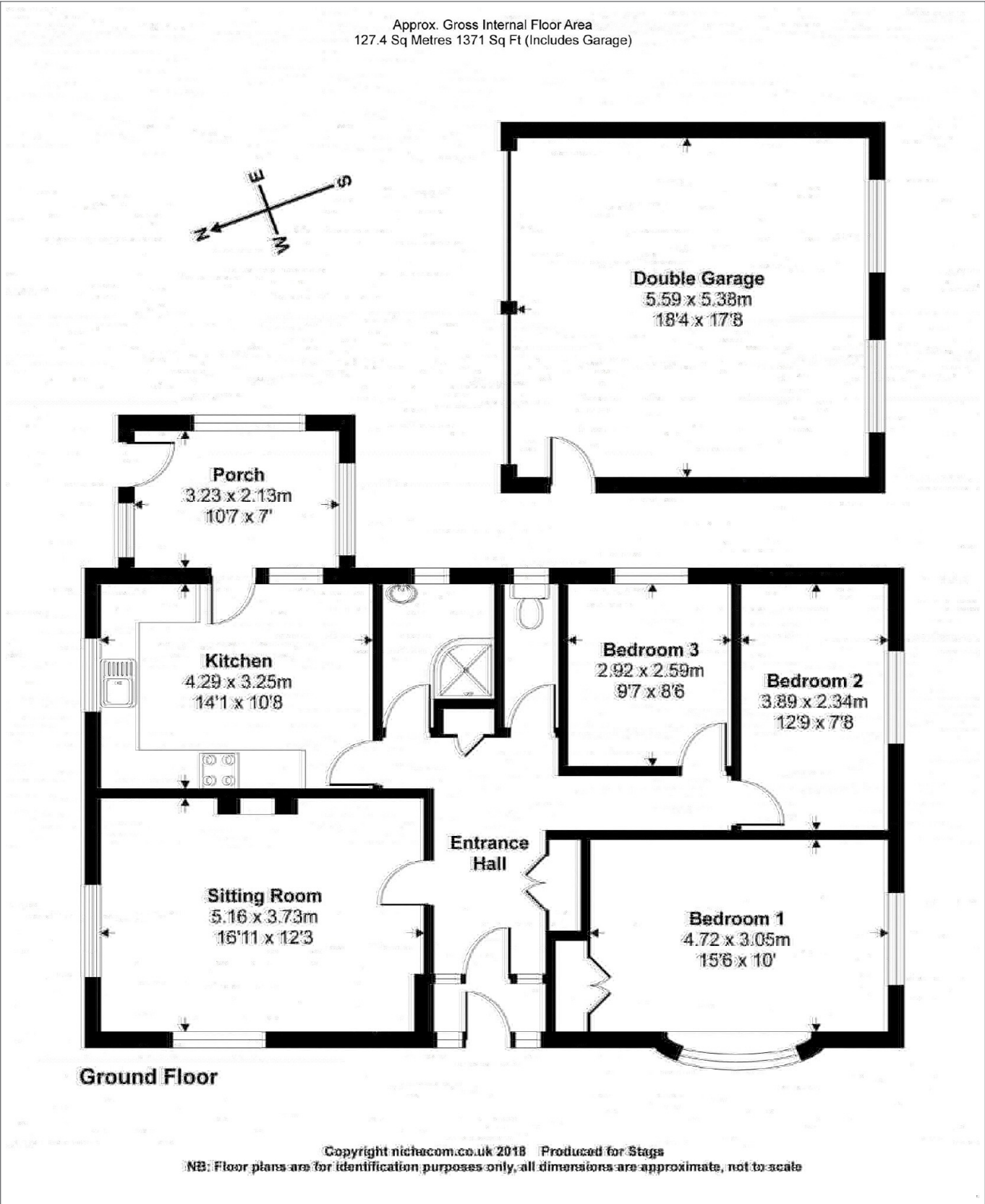
### AGRICULTURAL OCCUPANCY CONDITION

This bungalow is subject to an Agricultural Occupancy Condition which states the occupation of the dwelling hereby permitted shall be limited to a person wholly or mainly employed, or last so employed, locally in agriculture (as defined by Section 290(1) of the Town and Country Planning Act 1971) or in forestry or a dependant of such person residing with him (including a widow or widower of such person).

### LOCAL AUTHORITY:

Cornwall County Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. Tel: 0300 1234 100.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		94
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	14	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	