

STAGS

Spring Cottage

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Egloshayle, Wadebridge, PL27 6HT

Wadebridge Town Centre 1 Mile - Rock Beach 7 Miles - Bodmin 6.5 Miles

A beautifully presented four bedroom cottage in the sought after village of Egloshayle with a garden and off-street parking.

- Character Cottage
- Chain Free
- Two Reception Rooms
- Garden
- Freehold
- Sought After Village Location
- Four Bedrooms
- Sun Room
- Private Parking
- Council Tax Band: C

Guide Price £625,000

SITUATION

The property is located in the popular village of Egloshayle with its 17th century pub, The Earl of St Vincent, and close access to Wadebridge town. The market town of Wadebridge sits astride the River Camel and offers a wide variety of independent shops together with primary and secondary education, cinema, numerous sports clubs, social clubs and access to the popular Camel Trail. Within eight miles of the property are the popular sandy beaches of Polzeath and Daymer Bay. Nearby Padstow and Port Isaac are renowned fishing ports and to the east is the splendour of Bodmin Moor, a designated Area of Outstanding Natural Beauty. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth, whilst Newquay airport provides a number of scheduled flights to both domestic and international destinations.







THE PROPERTY

Spring Cottage is a charming and beautifully presented four-bedroom cottage, offering a delightful blend of character and modern convenience. Having been thoughtfully updated by the current owners, the property benefits from private parking and a generous garden, making it an appealing prospect as a permanent home or an attractive holiday letting investment.

The ground floor is approached via an entrance hall, which leads to the inviting sitting room, complete with a feature fireplace and log-burning stove, creating a cosy focal point. The separate dining room also enjoys a characterful stone fireplace and opens into the spacious, modern kitchen. Fitted with a range of base units, the kitchen incorporates a Belfast sink and built-in dishwasher, with space for an American-style fridge freezer and further appliances. A useful walk-in larder cupboard and a ground floor shower room add to the practicality of the accommodation.

Completing the ground floor is a particularly appealing triple-aspect sun room, providing a light-filled space in which to relax and enjoy views of the garden. Bi-folding doors open directly onto the outside space, creating a lovely connection between the house and garden.

On the first floor, the landing leads to four bedrooms, comprising three generous double rooms and a single bedroom, together with the family bathroom. The bathroom is fitted with a panelled bath with an overhead shower, wash basin and WC.

OUTSIDE

To the front, pedestrian gated access opens onto a pathway bordered by established shrubs and flowering plants, providing a welcoming approach to the cottage.

The rear garden is predominantly laid to lawn and complemented by a patio seating area, ideal for outdoor dining and relaxation. Attractive natural stone walling, together with a variety of mature shrubs and trees, creates a pleasant and established setting.

A further gated access point at the rear of the garden leads to the private parking area, providing space for two vehicles.

SERVICES

Mains water, electricity and drainage. Mains gas central heating. Broadband availability: Ultrafast. Mobile Phone Coverage: Good outdoors and in home. (Ofcom). Please note that the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendors appointed agents, Stags.

DIRECTIONS

What3Words: ///breakfast.officer.blizzard



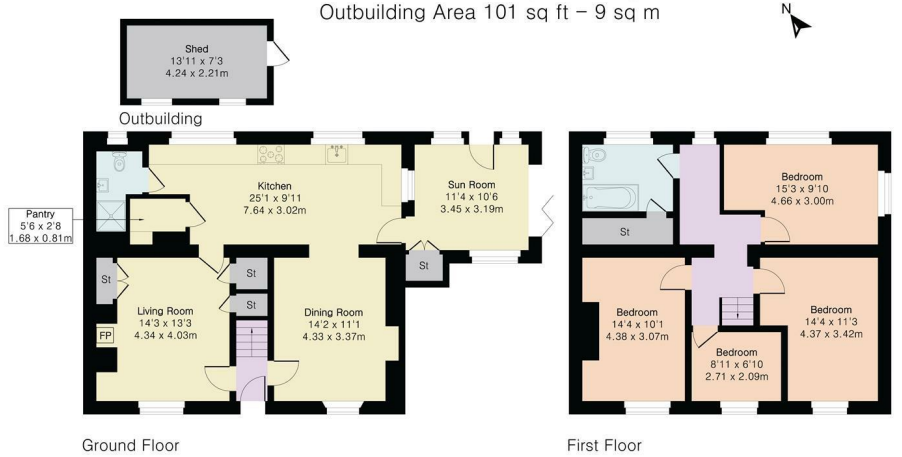


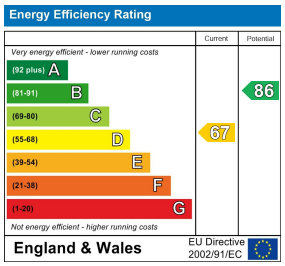


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans 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.



Approximate Gross Internal Area 1653 sq ft - 153 sq m
(Excluding Outbuilding)
Ground Floor Area 905 sq ft – 84 sq m
First Floor Area 748 sq ft – 69 sq m
Outbuilding Area 101 sq ft – 9 sq m





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