

Rocksea Mill Cottage







Rocksea Mill Cottage,

St. Mabyn, Bodmin, Cornwall, PL30 3BP

St Mabyn 0.5 miles - Wadebridge 2 miles - Polzeath 6.6 miles - Rock 5.7 miles

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Picturesque cottage adjoining the River Allen with just under two acres and a successful holiday let.

- Charming Spacious Detached Cottage
- Cabin Currently A Successful Holiday Let
- Adjoining The River Camel With Fishing Rights
- Idyllic Peaceful Setting
- Freehold
- Four Bedrooms
- Set Within Just Over Two Acres
- Well Maintained & Mature Gardens
- Double Garage and Workshop
- Council tax Band D

Guide Price £950,000

Stags Wadebridge

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DESCRIPTION

A truly special and rarely available opportunity to acquire an attractive character cottage occupying an idyllic and tranquil riverside setting, with frontage to the River Allen extending along the full length of the beautifully maintained gardens.

The property offers wonderfully versatile accommodation, centred around a sociable kitchen/dining room, with four bedrooms and two bathrooms. Of particular note is the beautifully presented, self-contained log cabin, which enjoys its own private riverside garden and is currently utilised as a successful holiday let, providing an excellent opportunity for additional income or guest accommodation.

The grounds extend to just over two acres and provide an exceptional degree of privacy, with established gardens, woodland, river frontage and a wealth of wildlife. The current owners have also recently added a substantial garage/workshop with attached studio, further enhancing the property's appeal.

SITUATION

This charming property sits on the fringes of the popular and sought after village of St Mabyn with an excellent primary school, post office and general store, historic Church and public house. The village lies to the north east of the former market town of Wadebridge which sits astride the River Camel and offers a wide range of shopping facilities, primary and secondary education, cinema, restaurants and access to the ever popular Camel Cycle Trail. The property is perfectly located to explore the magnificent North Cornish coast, including the sandy beaches of Rock, Daymer and Polzeath, a number first class restaurants from Rick Stein, Nathan Outlaw and Paul Aisnworth. To the east is the splendour of Bodmin Moor, an Area of Outstanding Natural Beauty and haven for walkers and nature lovers alike.

ROCKSEA MILL COTTAGE

The ground floor opens into a welcoming kitchen/dining room with lovely views across the gardens and countryside. Double doors lead onto a patio, ideal for outdoor dining.

The well-equipped kitchen includes an American-style fridge/freezer, integrated oven, microwave and dishwasher, induction hob and extractor, with space and plumbing for laundry appliances. A charming solid fuel range sits beside the open staircase.

The principal bedroom enjoys fitted wardrobes, a private shower room and balcony overlooking the gardens, river and surrounding countryside.

The generous sitting room is full of character, featuring exposed beams and a striking stone fireplace with cast iron log burner, together with a useful office area with built-in storage.

The first floor provides two further double bedrooms, a single bedroom and family bathroom. A large tilt-and-turn window opens onto the impressive upper terrace, creating a lovely connection with the gardens.













BLUEBELL RIVERSIDE CABIN

Refurbished in 2020, the cabin has been successfully operated as a holiday let and offers excellent additional accommodation or income potential.
Set beside the river within its own private wildflower garden, the cabin enjoys a generous wraparound deck with wood-fired hot tub and views across the river and woodland.
The open-plan living space features a kitchen, dining and sitting area with log burner, while the double bedroom has fitted storage and an en-suite bathroom with underfloor heating.
French doors open directly onto the deck, making the most of the exceptional setting.

Further information regarding the holiday letting business is available upon request.

OUTSIDE

The grounds are undoubtedly one of the property's outstanding features, extending to approximately two acres and enjoying direct frontage to the River Allen, with fishing rights within the boundary.
Approached via a restricted byway, the property provides ample parking together with a recently constructed garage/workshop and studio.
The beautifully maintained gardens incorporate a trout-stocked pond, secluded seating areas, flower beds, woodland, natural planting and a small slate beach beside the river.
Numerous pathways lead through the grounds, creating a wonderful sense of privacy and discovery.
The gardens provide a haven for wildlife, with regular sightings of kingfishers, otters, hedgehogs and owls, alongside abundant birdlife. Spring brings a particularly impressive display of snowdrops, wild garlic, bluebells, primroses and other wild flowers.
The cabin benefits from its own private garden and independent access, while the main house enjoys an impressive sun terrace with built-in pizza oven, ideal for al fresco dining and entertaining. A further parking area provides space for up to three vehicles.
The surrounding lane offers excellent walking and cycling, with riverside routes towards Wadebridge and beyond.

SERVICES

Mains electricity and water. Private drainage via a septic tank (Compliance unknown). Oil fired central heating. Broadband availability: Ultrafast. Mobile Phone Coverage: Good outdoor and variable in-home. (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. 01208 222333

DIRECTIONS

What3Words ///plant.treetop.dwell

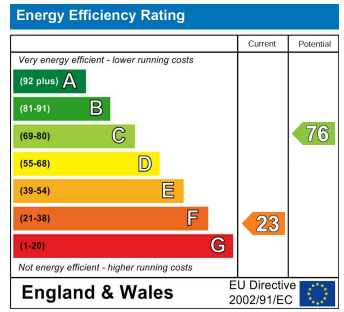
Approximate Gross Internal Area 1739 sq ft - 162 sq m
(Excluding Outbuilding)
Ground Floor Area 868 sq ft – 81 sq m
First Floor Area 871 sq ft – 81 sq m
Outbuilding Area 807 sq ft – 75 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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