

Brocton Cottage

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Washaway, Bodmin, Cornwall, PL30 3AL

Wadebridge 3.5 miles - Bodmin 4.0 miles - Padstow 11 miles

Sympathetically renovated and extended grade II Listed three bedroom cottage with stunning countryside views.

- Detached Three Bedroom Cottage
- No Onwards Chain
- Spacious Lounge With Valley Views
- Tranquil & Idyllic Setting
- Freehold
- Stunning Countryside Views
- Principle En-Suite
- Parking For Several Vehicles
- Grade II Listed
- Council Tax Band: B

Guide Price £585,000

SITUATION

The property is located in a beautifully rural setting, a short distance from the popular Camel Cycle Trail. The estuary town of Wadebridge is located 3.5 miles from the property with a wide range of shops together with primary and secondary education, cinema and numerous sports and social clubs. The Camel Cycle Trail is within a short distance and links the town of Bodmin via Wadebridge to the picturesque fishing town of Padstow. At Padstow there is a regular foot passenger ferry service to Rock, Daymer Bay and the surfing beach of Polzeath. At Bodmin there is access to mainline railway services to London Paddington via Plymouth. Newquay airport is 17 miles from the property with regular services to both international and domestic destinations.

DESCRIPTION

An exceptional Grade II Listed cottage, sympathetically renovated and thoughtfully extended to provide beautifully appointed accommodation. Enjoying an elevated setting and affording far-reaching views across the surrounding Cornish countryside, the property is conveniently located between Wadebridge and Bodmin.







THE PROPERTY

A traditional stable door opens into a charming kitchen/dining room, finished with slate flooring incorporating underfloor heating throughout. The bespoke farmhouse-style kitchen is fitted with a comprehensive range of wall and base units, complemented by space for a range-style cooker with decorative splashback and a useful walk-in larder providing additional storage. The dining area enjoys a wonderful sense of character, centred around an inset wood burning stove, creating a warm and inviting atmosphere. Stairs rise to the first floor where there are two well-proportioned double bedrooms, both enjoying delightful countryside views, together with a stylish family bathroom fitted with contemporary sanitary ware.

An inner hallway leads to a ground floor cloakroom and into the impressive sitting room extension, a superb light-filled space designed to take full advantage of the stunning valley views through expansive bi-fold doors opening onto the gardens. Provision has also been made for the installation of a fireplace should purchasers so desire. A staircase rises to the principal bedroom suite, a particularly generous and airy room benefiting from built-in wardrobes and captivating rural views. The en-suite is beautifully appointed with a walk-in double shower, wash hand basin, WC and an elegant roll-top bath positioned to enjoy the surrounding countryside outlook.

OUTSIDE

The property is approached over a private sweeping driveway providing ample parking for several vehicles and leading to a newly constructed double carport/garage together with a useful stone barn. The gardens surround the property and have been arranged to complement the idyllic setting, with a paved terrace and lawned gardens to the front providing an ideal space for outdoor dining and entertaining whilst enjoying the far-reaching views. To the rear lies a gently sloping wild garden which blends naturally into the surrounding landscape.

SERVICES

Mains electricity. Electric heating with underfloor heating on the ground floor. Private water supply via a borehole supplied by Cornwall Council. Private drainage via a sewerage treatment plant. Broadband availability: Ultrafast. Mobile Phone Coverage: Voice and Data good outdoors and variable in home. (Ofcom). Please note that the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendors appointed agent, Stags - 01208 222333

DIRECTIONS

What3Words: ///attracts.knowledge.assure

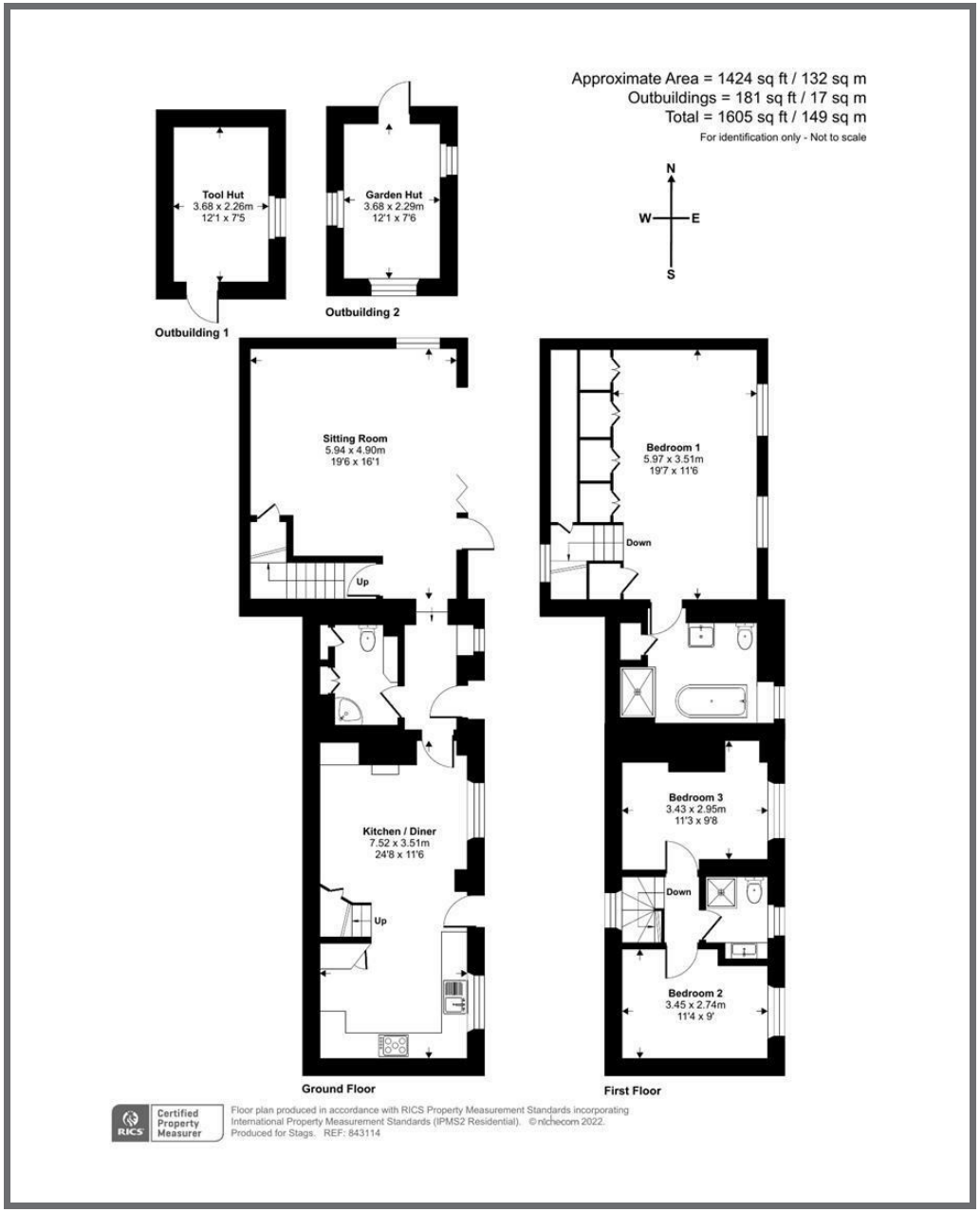




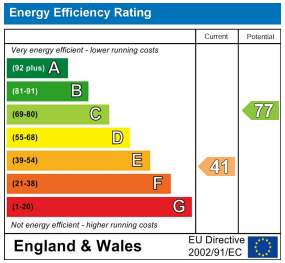


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STAGS



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