STAGS



2 The Villas

2 The Villas, Trelights, Port Isaac, PL29 3TF







Port Quinn 1.5 miles - Port Isaac 2.0 miles - Wadebridge 7 miles

A charming and unique three bedroom terraced property in the popular hamlet of Trelights.

- Mid-Terrace House
- Three Bedrooms
- Two Reception Rooms
- Popular Hamlet Location
- Countryside Views
- Generous Rear Garden
- Driveway Parking
- Separate Further Parking
- Freehold
- Council Tax Band: B

Guide Price £325,000

SITUATION

The property is located in Trelights, a popular hamlet between the stunning coastal inlet of Port Quin and the vibrant fishing village of Port Isaac. Port Isaac itself has a thriving community and offers a range of local facilities and amenities including a doctors' surgery, primary school, public houses and excellent restaurants including the Michelin starred restaurant run by Nathan Outlaw. The former market town of Wadebridge is within 7 miles and sits astride the River Camel offering a wide range of shops, primary and secondary educational facilities, cinema, restaurants and access to the popular Camel Cycle Trail.

THE PROPERTY

The property has been thoughtfully styled and upgraded by the current owners to create a charming cottage-style home, with character features complemented by a colourful and individual interior scheme.
The front door opens into a welcoming porch, leading through to the entrance hall and an open-plan sitting/dining room, providing an inviting space for both relaxing and entertaining. From here, doors lead into the conservatory and kitchen, both of which enjoy separate access to the rear garden.
The kitchen is fitted with a range of wall and base units, together with a breakfast bar, space for appliances and a useful utility area.
To the first floor are three well-proportioned double bedrooms, each enjoying far-reaching views, alongside the family shower room, which is fitted with a large shower, wash hand basin and WC.

OUTSIDE

The property is approached via a gated driveway providing private parking with an EV charging point. In addition, a further gated plot situated at the end of the terrace offers additional parking, together with useful space for a shed or workshop.

The generous rear garden has been thoughtfully arranged into a number of distinct areas, offering plenty of scope for outdoor enjoyment. A covered seating area and decked terrace provide an ideal setting for al fresco dining and relaxation, enjoying views across the adjoining field. The garden is further enhanced by mature shrub borders and a pond, complete with a newly constructed bridge, adding to its established charm. There is also ample space for a number of sheds, offering useful storage options.

SERVICES

Mains electricity, water and drainage. Heating via an air source heat pump. Broadband availability: Superfast. Mobile Phone Coverage: Variable indoor and outdoor. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendors appointed agents, Stags.

DIRECTIONS

What3Words: ///vintages.chips.undulation

SECTION 157

This property is subject to a section 157 restriction. Buyers must have lived, have a local connection or have worked in Cornwall for the last three consecutive years.

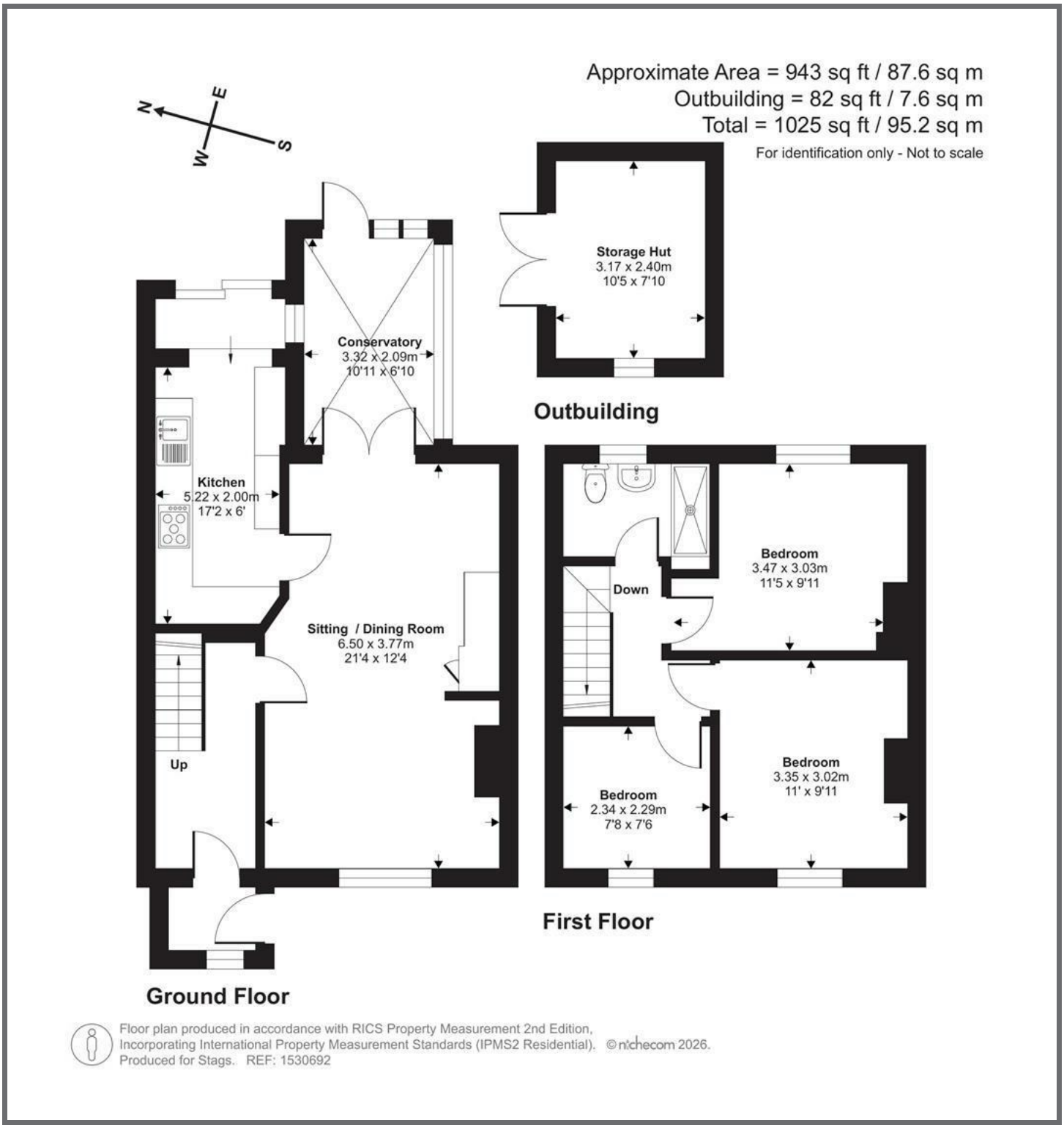





HOME

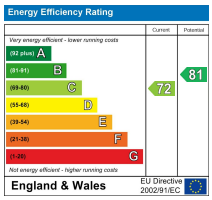






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.

STAGS



1 Eddystone Court, Eddystone Road, Wadebridge, PL27 7FH
01208 222333
wadebridge@stags.co.uk
stags.co.uk