



4, Boathouse Terrace



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St Eval, Wadebridge, PL27 7FU

Mawgan Porth 2.5 miles - Newquay Airport 5 miles - Padstow 7.5 miles

A modern and beautifully presented four bedroom semi-detached property in St Eval.

- Semi Detached House
- No Onward Chain
- Master En-suite
- South Facing Garden
- Freehold
- Four Double Bedrooms
- Open Plan Living
- Less Than 3 Miles To the Coast
- Two Allocated Parking Spaces
- Council Tax Band: D

Guide Price £375,000

SITUATION

Occupying a convenient position within the sought-after hamlet of St Eval, the property enjoys access to a range of local amenities whilst being within close proximity of Cornwall's renowned north coast. St Eval offers a village shop and post office, primary school and nursery, church, together with the well-known Kernow Chocolate factory and the headquarters of Rick Stein.

The highly regarded coastal village of Mawgan Porth lies less than three miles away, famed for its sandy beach, dramatic coastline and excellent selection of cafés and eateries. The picturesque harbour town of Padstow, approximately 7.5 miles distant, has earned a national reputation as a culinary destination, home to an array of acclaimed restaurants, including Rick Stein's celebrated Seafood Restaurant and Paul Ainsworth's Michelin-starred Number 6.

The thriving market town of Wadebridge, situated on the banks of the River Camel and just over 10 miles away, provides an excellent range of day-to-day facilities including supermarkets, medical services, veterinary practices and a variety of independent shops and businesses.

Communications in the area are particularly favourable, with Newquay Airport approximately five miles away offering regular domestic and international flights. Mainline rail services are available from Bodmin Parkway, providing direct connections to London Paddington via Plymouth, whilst the nearby A30 affords excellent road links to Truro, Exeter and beyond.



THE PROPERTY

Constructed in 2021, this attractive and exceptionally well-presented family home offers spacious and versatile accommodation arranged over three floors, enjoying an outlook towards adjoining playing fields and benefiting from a south-easterly facing rear garden.

The accommodation is thoughtfully designed to suit modern family living, with a welcoming entrance hall providing access to a cloakroom and useful understairs storage. Forming the heart of the home is an impressive open-plan kitchen, dining and sitting room, a wonderfully light and sociable space ideal for both everyday living and entertaining.

The kitchen is comprehensively fitted with a range of contemporary wall and base units and incorporates a selection of integrated appliances, including a dishwasher and fridge/freezer, together with a double oven and gas hob. There is space for a washing machine and a panel and door available to make it integrated if desired. French doors lead directly from the dining area onto the rear garden, allowing natural light to flood the room and creating a seamless connection between the indoor and outdoor spaces.

On the first floor are three generous double bedrooms, one of which benefits from fitted wardrobes, together with a well-appointed family bathroom. Occupying the entire second floor is a superb principal bedroom suite, providing a peaceful retreat with elevated views across the neighbouring playing fields. A skylight further enhances the sense of space and light, whilst a stylish en-suite shower room completes the accommodation.

OUTSIDE

The property benefits from a delightful south-easterly facing rear garden, enjoying a sunny aspect and offering an attractive space for both relaxation and outdoor entertaining. Predominantly laid to lawn, the garden is complemented by two separate patio seating areas, ideally positioned for al fresco dining and has double paneled privacy fencing.

Well-stocked borders provide a variety of mature shrubs and flowers and a useful side pathway gives access to a bin store, together with a gated entrance leading to the front of the property.

To the rear, a further gate provides direct access to the property's two allocated parking spaces. There is additional visitor's parking to the front of the property.

SERVICES

Mains water, electricity and drainage. Mains gas central heating. Broadband availability: Ultrafast. Mobile phone coverage: Good outdoor, variable indoor. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

There is an annual service charge of approximately £200.

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.

DIRECTIONS

What3Words: ///height.post.amplified



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.

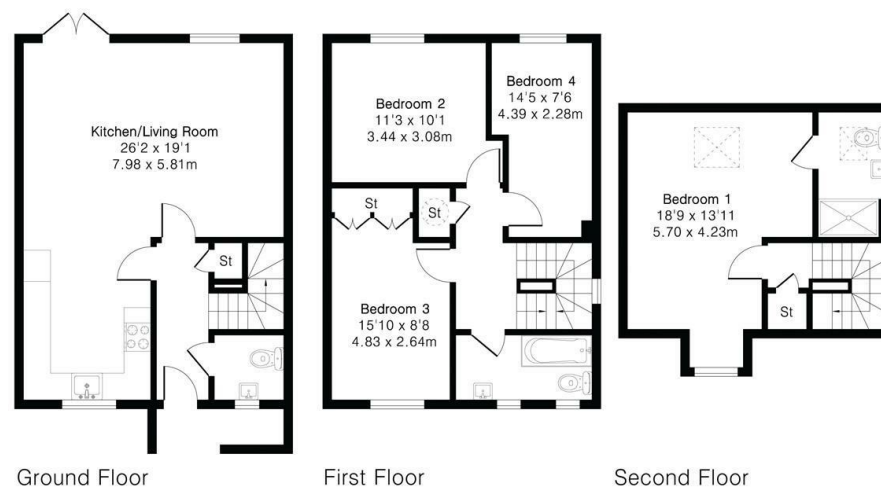


Approximate Gross Internal Area 1312 sq ft - 121 sq m

Ground Floor Area 499 sq ft – 46 sq m

First Floor Area 499 sq ft – 46 sq m

Second Floor Area 314 sq ft – 29 sq m



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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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