



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

## Offers In Excess Of £600,000

### 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 ensuite 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



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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