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Old Forge Cottage



## Old Forge Cottage, Chapel Amble, Wadebridge, PL27 6EU



Wadebridge 3.4 miles - 5 Port Isaac miles -  
5.4 Rock miles

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A charming two bedroom character cottage located in the heart of the picturesque village of Chapel Amble.

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- Semi-Detached Cottage
- Two Bedrooms
- Character Features
- Two Shower Rooms
- Village Location
- Tiered Gardens
- Detached Workshop
- Outbuildings
- Freehold
- Council Tax Band: D

## Offers In Excess Of £395,000



### SITUATION

Old Forge Cottage is located in the heart of the picturesque village of Chapel Amble which benefits from a public house and village green. The village lies to the north of the former market town of Wadebridge which offers a range of independent shops together with primary and secondary education, cinema, numerous sports clubs, social clubs and access to the 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 along with the harbour towns of Port Isaac and Padstow. To the east is the splendour of Bodmin Moor, an Area of Outstanding Natural Beauty. There is access to mainline railway services at Bodmin Parkway connecting to London Paddington via Plymouth whilst Newquay airport has flights to both domestic and international destinations. Access to the A30 can be gained at Bodmin linking the cathedral cities of Exeter and Truro.

### ACCOMMODATION

Available to the market for the first time in 25 years and with no onward chain, Old Forge Cottage is a charming two bedroom cottage with characterful wooden sash windows, a private garden, outbuildings and a detached workshop. The entrance porch leads into the sitting room which boasts an inglenook fireplace with log burning stove, access to the kitchen/dining room and a central staircase rising to the first floor. The cottage style kitchen benefits from a range of base and wall units, sink, space for appliances, space for a dining table a door through to the downstairs wet room and a stable door to the rear garden. The first floor has two double bedrooms, one of which benefits from an en-suite shower room.

### OUTSIDE

Outside, to the rear of the property is a patio area with steps and a pathway leading to attractive tiered gardens, providing a variety of distinctive and private areas. The garden could be used for vegetable growing or landscaped as one may wish. There is a summerhouse, as well as a useful outbuilding, which provides storage space for garden tools and machinery. The garden space offers prospective

purchasers the opportunity to enjoy alfresco dining and to put their own stamp on how it is used. The rear garden space can also be accessed by a separate pedestrian gateway to the side of the cottage.

The property includes a separate detached stone wall and slate roof workshop, which measures approximately 200 sq ft and is situated a few metres away from the front elevation. This provides a further source of useful storage space, or one that could be used as a workshop or office. There is on-street parking available.

### SERVICES

Mains electricity, water and drainage. Electric heating. Broadband availability: Superfast. Mobile phone coverage: Voice and data. (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 agent, Stags - 01208 222333

### DIRECTIONS

From the centre of Wadebridge, follow Molesworth Street over the bridge and at the roundabout, turn left onto Gonvena Hill. Continue to the top of the hill, straight over both roundabouts and then straight over the big roundabout, onto A39 heading towards Camelford. After 0.7 miles, take the left hand turning signposted to Chapel Amble and continue into the village for 1.8 miles, passing the Malsters Arms, and the property is located on your right hand side.

What3Words: ///tidal.suppers.breezes

### AGENTS NOTE

The property is believed to be of stone and cob construction with a slate roof.







Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-40) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>87</p> <p>13</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive</p>	

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