



Walmsley Cottage



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Chapel Amble, Wadebridge, PL27 6EW

Wadebridge 3.7 Miles - Polzeath 5.5 Miles - Rock 4.6 Miles

A well-appointed three/four bedroom barn conversion, full of character with flexible living space and delightful gardens.

- Detached Barn Conversion
- Two Bathrooms
- Distant Countryside Views
- Private Parking
- Freehold
- Three/Four Bedrooms
- Rural Location
- Generous Gardens
- Garage
- Council Tax Band: E

Guide Price £750,000

SITUATION

Walmsley Cottage is set in the rural hamlet of Lower Amble, an Area of Outstanding Natural Beauty just 0.5 miles from the picturesque village and Conservation Area of Chapel Amble, complete with a historic village green and The Maltsters Arms (recently reopened). Located just to the north of the popular town of Wadebridge, the village has easy access to its many amenities, including a range of independent shops, primary and secondary schools, cinema, sports and social clubs, and the Camel cycle trail.

This delightful property is ideally situated to explore the stunning North Cornish coast, with nearby sandy beaches at Rock, Daymer, and Polzeath, as well as the scenic harbour towns of Port Isaac and Padstow. To the east lies Bodmin Moor, an Area of Outstanding Natural Beauty.

For those needing transport links, mainline railway services are available at Bodmin Parkway, with direct connections to London Paddington. Newquay Airport offers both domestic and international flights, while the A30, easily accessible from Bodmin, connects to the cathedral cities of Exeter and Truro.



DESCRIPTION

Converted in 2000, Walmsley Cottage is an impressive and versatile barn conversion offering character features and versatile living. Enjoying generous gardens of approximately one third of an acre, the property offers spacious accommodation, a large garage and ample private parking, all set within a delightful semi-rural position. The majority of the accommodation is arranged on the ground floor, enhanced by vaulted ceilings and a striking mezzanine level above.

THE PROPERTY

Upon entering, a welcoming entrance hall provides access to the garage/utility room, complete with power and plumbing, together with a cloakroom. The dual-aspect sitting room is a particularly attractive feature of the home, offering a bright and airy space with a stone fireplace housing a wood-burning stove, a picture window overlooking the front garden and sliding doors opening to the rear. Stairs rise to the mezzanine above, creating a wonderful sense of openness.

There are two further rooms and a bathroom on the ground floor, offering potential for a self-contained annexe or guest accommodation if desired. The spacious kitchen/dining room is well-equipped with a range of fitted base and wall units, a breakfast bar, integrated appliances including an oven, electric hob and dishwasher, and space for further white goods. Doors open directly onto the rear garden and two further bedrooms complete the ground floor accommodation.

The mezzanine level enjoys far-reaching countryside views through large feature windows and leads to Bedroom One, a generous triple-aspect double room with an en-suite shower room.

OUTSIDE

The property is approached via a private track in which Walmsley Cottage has a right of way. A gated driveway to the front of the property provides ample parking and access to the garage. The front garden is attractively landscaped with mature shrubs and trees, while the rear garden is particularly generous, mainly laid to lawn with fruit trees, established hedging, and a gravel and decked terrace, perfect for al-fresco dining and outdoor enjoyment.

SERVICES

Mains water, electricity. Private drainage via septic tank. Oil fired central heating. Broadband availability: Ultrafast. Mobile Phone Coverage: Voice and Data . (Broadband and mobile information via Ofcom). Please note that the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendors appointed agents, Stags 01208 222333

DIRECTIONS

What3Words: ///roadways.respected.revised



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.

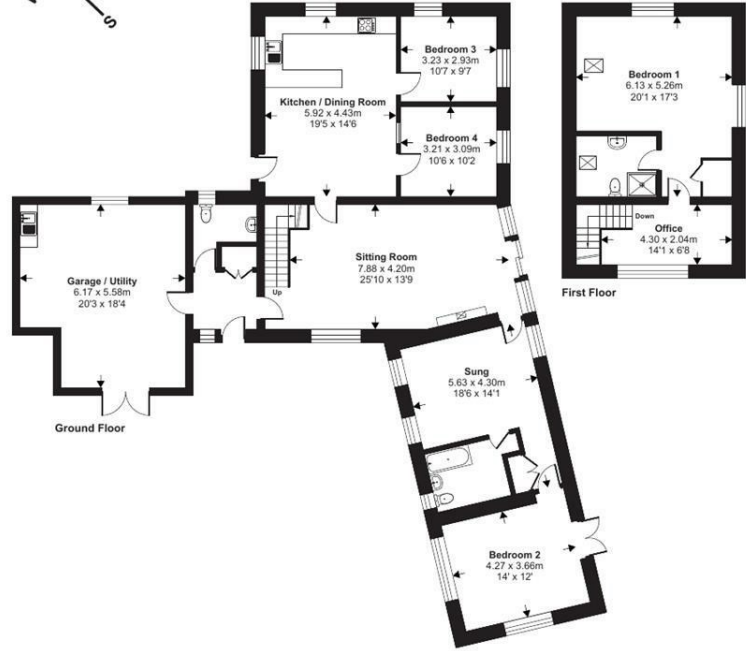
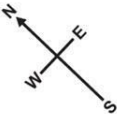


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 1948 sq ft / 180.9 sq m
Garage = 340 sq ft / 31.5 sq m
Total = 2288 sq ft / 212.4 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1365496