



Elm Cottage





# Elm Cottage

Withiel, Bodmin, PL30 5NW

Wadebridge 6 miles - Bodmin 6.2 miles - A30 3 miles

A well presented detached property with outbuildings, well kept gardens and land.

- Detached Four Bedroom House
- Two Reception Rooms
- Ample Driveway Parking
- Outbuildings & Derelict Barn
- Freehold
- Rural Location
- South Facing Garden
- Double Garage
- Approximately 2.9 Acres
- Council Tax Band: C

Guide Price £675,000

## SITUATION

Elm Cottage is located in the quiet rural hamlet of Withiel near Ruthernbridge. Approximately 6 miles away, the market town of Wadebridge sits astride the River Camel and offers a wide variety of independent shops together with primary, secondary education, cinema, numerous sports clubs, social clubs and access to the popular Camel Cycle Trail. Bodmin is 6.2 miles away offering an extensive range of shops, banking, schooling and leisure facilities. The renowned Camel valley and Camel Cycle Trail link the towns of Bodmin via Wadebridge to the picturesque fishing town of Padstow on the North Cornish Coast. Bodmin Parkway is 10 miles from the property with mainline rail services to London Paddington via Plymouth. There is access to the A30 trunk road 3 miles away, connecting the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, rail services to London and the Midlands and access to Exeter's well respected International Airport.

## DESCRIPTION

Built approximately 30 years ago by the current owners, Elm Cottage is a spacious and well presented detached house located in a peaceful, rural location with beautiful countryside views. The property benefits from ample parking, outbuildings, a derelict barn, extensive gardens and land which equate to just under 3 acres in total.





## ACCOMMODATION

The front door leads into the entrance hall with access to the sitting room, kitchen, cloakroom and stairs to the first floor with storage cupboards below. The generous sitting room benefits from a stone open fireplace with a slate hearth and a gas pipe for the option to add a gas fire. The room boasts a dual aspect with two windows to the front and sliding doors to the rear patio. The kitchen benefits from a range of oak wall and base units with quartz worktops, eye-level oven and grill, gas hob with extractor hood, sink with mixer tap, integrated dishwasher and space for appliances. From the kitchen is the rear porch/boot room and the second sitting/dining room which offers a gas fire with marble hearth and two windows to the side of the property.

The first floor landing has access to four double bedrooms, an airing cupboard and the family bathroom. Bedroom One is a generous double room with double aspect windows overlooking the front and rear of the property. Bedrooms Two, Three and Four are also double rooms and each room boasts views of the surrounding countryside. The family bathroom offers a panel bath with an electric shower, a combination vanity unit with a basin, WC and built-in cupboards.

## OUTSIDE

To the right hand side of the property is a driveway with ample parking and a double garage with an electric up-and-over door and light and power connected. Attached is a store where the current owner keep their bins and recycling. There is a derelict barn which the current owners have begun to repair and a Nissen hut which can be used as a workshop. The south facing rear garden is tiered with a patio leading around to the side of the property and steps leading to two further lawned areas. There is an additional side garden where the LPG tank is located. Behind the garden is a field of approximately 0.7 acres. Across the other side of the lane is a field with a spring at the bottom, a second garden where the Klargestor is located and a separate vegetable garden, all equating to approximately 1.47 acres.

## SERVICES

Mains electricity and water. Gas central heating via an LPG tank. Private drainage via a Klargestor. Broadband availability: Superfast. Mobile Phone Coverage: Voice and Limited Data. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

## VIEWINGS

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

## DIRECTIONS

From Bodmin, take the A389 towards Lanivet and after 1 mile, take the right hand turning to Nanstallon. After 0.8 miles, turn left and left again at the next junction. After 1.6 miles turn left just before the bridge, continue for 0.8 miles and turn right. Continue for a further 0.6 miles and the cottage is located on your left.

What3Words: ///dime.positives.trails





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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