



Ashdown



Ashdown Wetherham

St. Tudy, Bodmin, Cornwall, PL30 3NG

Village Centre 0.4 miles - Wadebridge 7 miles - Polzeath 11.5 miles

Delightful three/four bedroom property situated in a generous plot with no onwards chain.

- Detached Three/Four Bedroom Property
- Gated Driveway Parking & Garage
- Chain Free
- Ground Floor Shower Room
- Freehold
- Popular Village Location
- Generous Front & Rear Gardens
- Ground Floor Bedroom
- Open Plan Kitchen/Diner
- Council Tax Band E

Guide Price £695,000

DESCRIPTION

Detached three/four bedroom property with generous gardens and stunning open valley views from the front of the property. Situated in a popular rural position with driveway parking and a garage. Well presented throughout with an open plan kitchen/diner/lounge and fitted Luxaflex blinds throughout.

SITUATION

The property is situated in an idyllic rural position on the edge of the beautiful and unspoilt village of St Tudy with great walks from the property. This conservation area lies close to the Camel Estuary, popular North Cornish coast and has a well-respected primary school, village public house awarded a Michelin Bib in 2017 and thriving Post Office/general stores and community centre catering for day to day needs. The village itself lies within 7 miles from the estuary town of Wadebridge which sits astride the River Camel and offers a wide variety of independent shops, supermarkets and schooling facilities, numerous sports and social clubs together with a cinema and access to the ever-popular Camel Cycle Trail. Mainline rail services are available at Bodmin Parkway whilst Newquay airport provides a number of scheduled flights to domestic and international destinations.



ACCOMMODATION

Through the front door into the spacious hallway giving access to, a double downstairs bedroom with built in wardrobes, generous second living room/bedroom with double aspect windows and views over the front garden. Shower room with double waterfall shower, low level WC and wall hung wash hand basin, utility room accommodating the oil boiler and space and plumbing for white goods. A door leads to the open plan kitchen/diner with a range of base units, oak worktops, space for a range style gas hob, dishwasher and fridge/freezer. With slate flooring throughout, the kitchen/diner benefits from dual aspect windows and a door allowing access to the parking area at the side of the property. Off of the kitchen/diner is the main sitting room, with engineered oak flooring and feature log burner with slate hearth, the hallway can then also be accessed via an additional door in the sitting room.

The first floor offers a further two double bedrooms and a family bathroom. The generous master bedroom is light and airy and benefits from high ceilings and three Velux windows with views over the front garden and beyond. The second double bedroom has the added benefit of built in wardrobes and eaves storage. The family bathroom comprises a double end bath, separate waterfall shower, low level WC, wall hung wash hand basin and heated towel rail.

OUTSIDE

Approached via a gated private driveway the property sits in an attractive plot with well maintained, mature gardens. The front garden is mainly laid to lawn and edged with an abundance of plants, shrubs and trees. The driveway continues to the side of the property allowing access to a large storage area and single garage with up and over door. Bordered with a large variety of plants, shrubs and trees ,including a beech and fir, the large rear garden is accessed via path through a pretty archway leading to the greenhouse.

VIEWINGS

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

SERVICES

Mains water supply, private drainage, mains electricity, oil fired central heating. Please note the agents have not inspected or tested these services.

DIRECTIONS

From Wadebridge head north along the A39 Atlantic Highway passing by the village of St Kew Highway. Follow the road down the hill towards the Allen Valley taking the first right hand turning signposted St Tudy. Continue along this road for approximately two miles and taking the first right hand turning signposted to St Tudy and continue into the village passing the community shop on the right. At the junction turn right, passing the church on your left. Continue along this road and Wetherham lane is the second turning on the right. You will then find the property after a short distance on the right.



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		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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