



Magpie Cottage



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St.Teath, Bodmin, Cornwall, PL30 3LP

St Teath 2 miles - Port Isaac 3 miles - Trebarwith Strand 4.5 miles

A quintessential period cottage with three double bedrooms and a generous plot within two miles of the North Cornish coast.

- Detached 18th Century Cottage
- Three Double Bedrooms
- Two Reception Rooms
- Generous Plot
- Freehold
- Character Features
- Three Shower Rooms
- Ample Private Parking
- Additional Garden
- Current Rateable Value: £3,600.

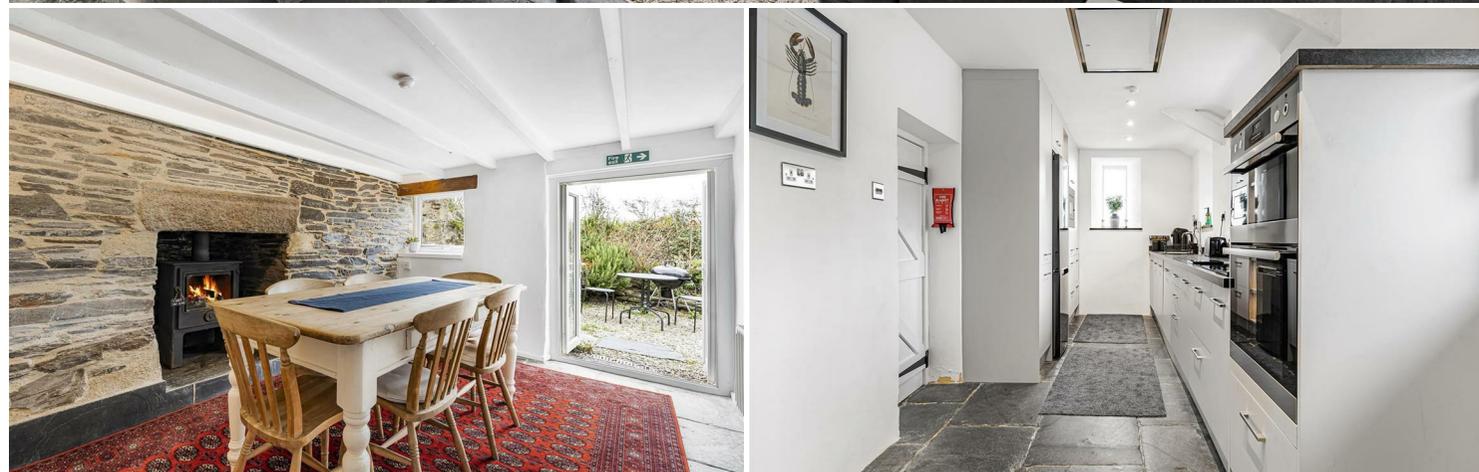
Guide Price £450,000

## SITUATION

Magpie Cottage is situated on the B3144 between Port Isaac and Delabole, 1 mile South West of Sea View Farm Shop and Cafe. Port Isaac is a historic fishing village, perhaps best known as the location of Doc Martin and home to the Fisherman's Friends with the peaceful Port Gaverne lying just beyond.

The village of St Teath is just under 2 miles away, offering a post office, well-regarded pub, an award-winning café, preschool and primary education, a church, and a village hall. Around 4.5 miles away on the North coast is Trebarwith Strand beach, owned by the National trust and known locally for its surfing.

For a wider variety of shopping, the nearby market town of Camelford, 5 miles away, has a supermarket, medical and veterinary services, schooling and leisure amenities. Wadebridge, located 7.5 miles to the south, on the River Camel, is home to the famous Camel Cycle Trail, which links the towns of Padstow and Bodmin.



## DESCRIPTION

Occupying a generous plot in a delightful rural setting, this beautifully presented 18th century detached cottage exudes charm and character throughout, boasting a wealth of original features including flagstone slate flooring, exposed beams and impressive stone fireplaces. The property offers well-proportioned accommodation with three double bedrooms, three shower rooms, two reception rooms and a thoughtfully designed modern kitchen, alongside ample off-road parking and established gardens.

## THE PROPERTY

On the ground floor, a welcoming entrance porch leads into a cosy sitting room, where a stone fireplace with log-burning stove and slate hearth creates an inviting focal point. A modern kitchen is well-equipped with a range of base units, built-in double oven, microwave, induction hob, pantry storage and space for a fridge/freezer. The dining room also features a stone fireplace and benefits from double doors opening onto the garden, ideal for entertaining. Further accommodation on the ground floor includes a versatile study/snug, cloakroom, and Bedroom One – a generous double room with en-suite shower room and access to the rear boot room, offering flexibility for single-storey living if desired. There is also a utility room which can be accessed externally.

The first floor is accessed via a split-level landing and comprises two further double bedrooms, one with an en-suite shower room, along with a well-appointed family bathroom.

## OUTSIDE

The property is approached via a gated entrance opening onto a gravelled driveway, providing ample parking for multiple vehicles. The principal garden lies to the front and side of the property, predominantly laid to lawn and bordered by mature trees and a traditional stone wall. A south-facing decked terrace to the side of the cottage provides the perfect spot for al fresco dining and enjoying the afternoon sun, complemented by an additional gravelled seating area attractively framed by established shrubs and planting. A further area of garden is located just across the road, providing additional space for recreation, planting, or potential use as a kitchen garden.

## SERVICES

Mains water and electricity. Oil fired central heating. Private drainage via a septic tank which is located in the garden the other side of the road. Broadband availability: Ultrafast. Mobile Phone Coverage: Voice and Data outside, limited inside. (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: ///graph.darts.twitches



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.



**Approximate Gross Internal Area 1373 sq ft - 128 sq m**

Ground Floor Area 946 sq ft – 88 sq m

First Floor Area 427 sq ft – 40 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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	41	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	