



Cornish Cottage

Cornish Cottage, Churchtown, St. Issey, Wadebridge, PL27 7QA



Wadebridge 4.4 Miles - Padstow 4 Miles -
Trevone Bay 4.5 Miles

A beautifully presented, four bedroom character cottage offering various extension options and an array of character features throughout.

- Four bedrooms
- Driveway parking for two vehicles
- Sunny, enclosed rear garden
- Far reaching countryside views and walks
- Mains gas central heating
- Double glazing throughout
- Ultra fast fibre
- Ideal home or investment
- Freehold
- Council tax band A

Guide Price £375,000



SITUATION

The property is located in the heart of sought-after village, St Issey. It is surrounded by an array of picturesque, countryside walks leading down to the Camel Estuary, perfect for dog walkers or keen ramblers. St Issey boasts a variety of local amenities including the well renowned C Of E Primary School, village hall, The Journeyman Restaurant and church dating back before the 1800's. Nearby The Ring O' Bells, a traditional 17th century Cornish Inn, offers heart warming meals made with locally sourced produce and a welcoming community feel. Less than one minute walk away is a bus stop with regular services to Padstow, Wadebridge, Bodmin Parkway Station and Plymouth. There is also a free school bus service to Wadebridge. Within 5 miles is the popular market town of Wadebridge, Padstow fishing port and the famous Seven Bays. Newquay airport is 11.4 miles away with regular scheduled flights to both domestic and international destinations. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth. Access to the A30 can be gained at Bodmin connecting the cathedral towns of Truro and Exeter.

DESCRIPTION

An opportunity to acquire a charming, Cornish slate cottage, close to Padstow and the seven bays, as well as Wadebridge, benefitting from all modern conveniences whilst retaining an array of beautiful character features throughout. The property also has planning permission for various extension options.

ACCOMMODATION

On entrance you are greeted by the galley kitchen which gives access to the rear porch and open plan sitting/dining room. The kitchen offers a range of base and wall units with quartz worktops, Belfast sink with mixer tap, built in dishwasher, washing machine and oven with induction hob. French doors lead to the garden, perfect for al fresco dining. The lobby/boot room has a door to the garden, cupboard which houses the boiler and a cloakroom. The sitting room has a log burner with a slate hearth, feature cloam oven and reclaimed floorboards running through to the kitchen. The dining room has original flagstone slate flooring, alcoves with built in shelving and a built in book shelf. Beneath the stairs is a storage cupboard with power and space for an appliance.

The first floor landing gives access to bedrooms two, three and four and the family bathroom. Bedrooms two and three have space for a double bed and windows looking over the countryside, bedroom three benefits from a built in cupboard.

Bedroom four also has a built in cupboard and space for a single bed. The family bathroom has a roll top bath with waterfall shower, vanity basin, wall mounted heated towel rail and a high-level WC. A balustrade staircase rises to the second floor, which is home to bedroom one. It is a generous double with space for storage and three Velux windows, flooding the room with light.

OUTSIDE

The rear garden is mostly laid to lawn with flower bed borders, a patio area and a gravel path leading to the shed and off road parking for two vehicles. Countryside views stretch down to the estuary along an Area Of Outstanding Natural Beauty.

EXTENSION INFORMATION

Planning permission to extend is valid until the 16th June 2025. These works must begin by the expiration date, but do not have to be completed by this date. All information can be found on the Cornwall Council website under the Planning And Building Control section. The application number is PA22/05566. Please contact Stags, Wadebridge on 01208 222333 for more information on the various extension options. Viewings are highly recommended to understand the extension potential.

SERVICES

Mains electricity, water and drainage, Gas central heating. Broadband availability: Ultrafast. Mobile Phone Coverage: Limited 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 vendor's appointed agents, Stags Wadebridge 01208 222333.

DIRECTIONS

From Wadebridge town centre head North towards Eddystone Road and take the first exit at the roundabout. At the next roundabout take the second exit and continue on West Hill for 0.9 Miles then take the first exit onto the A39. Continue for 1.2 Miles and turn right towards St Issey. Keep on the road for approximately 1.8 Miles and the property will be on your right just past the church.

What 3 Words: ///cabinets.purse.tastes





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			82
(11-15) B			
(39-40) C		67	
(35-40) D			
(33-34) E			
(21-28) F			
(1-10) G	Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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