



Gwent Cottage



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

A charming semi-detached,
two bedroom cottage in the
heart of St Issey.

- Character Cottage
- Two Bedrooms
- Loft Room
- Utility
- Off Road Parking
- Low Maintenance Garden
- Income Potential
- Sought After Location
- Freehold
- Council Tax Band: B

Guide Price £295,000

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, The Pickwick Inn 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.

ACCOMMODATION

From the parking area at the rear of the property, a side gate provides access into the garden and to the rear entrance. This leads into a useful utility room, offering plumbing, electrics and space for white goods. From here you enter the well-presented kitchen, fitted with a range of base and wall mounted units. The kitchen is equipped with an oven with induction hob, built-in dishwasher, sink with mixer tap and a window overlooking the garden. Adjoining the kitchen is the dining room, a bright and welcoming space featuring two useful storage cupboards and dual-aspect windows, which allow an abundance of natural light to flood the room. Stairs rise from here to the first floor. The sitting room lies adjacent and provides access to the porch and front entrance. This charming reception room features an attractive exposed stone wall and fireplace with a log burner, flanked by alcoves to either side. A front-facing window with a window seat makes an ideal spot to watch the world go by.

The first floor accommodates two bedrooms and the family shower room. Bedroom One offers ample built-in storage cupboards, space for a king-size bed and a window enjoying views across the surrounding countryside. The room also benefits from an ensuite bathroom comprising a bath with handheld shower attachment, heated towel rail, low-level WC and wash hand basin. Bedroom Two offers further generous storage with a large cupboard and a window to the front elevation. The

family shower room is fitted with a walk-in shower, wash hand basin, low-level WC and heated towel rail. Stairs rise to the versatile loft room, which could serve a variety of purposes, and features a Velux window enjoying views towards the Camel Estuary together with useful eaves storage.

OUTSIDE

Outside, to the rear of the property, there is off-road parking for one vehicle and a side gate leading into the low-maintenance patio garden. To the front, a pathway leads to the entrance door.

SERVICES

Mains electricity, water and drainage, Gas central heating. Broadband availability: Ultrafast. Mobile Phone Coverage: Good 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: ///cobbled.pies.superbly

AGENTS NOTE

Some images of rooms have been virtually staged to suggest possibilities, alongside the original photos. The property will be empty of most furnishings upon viewing.

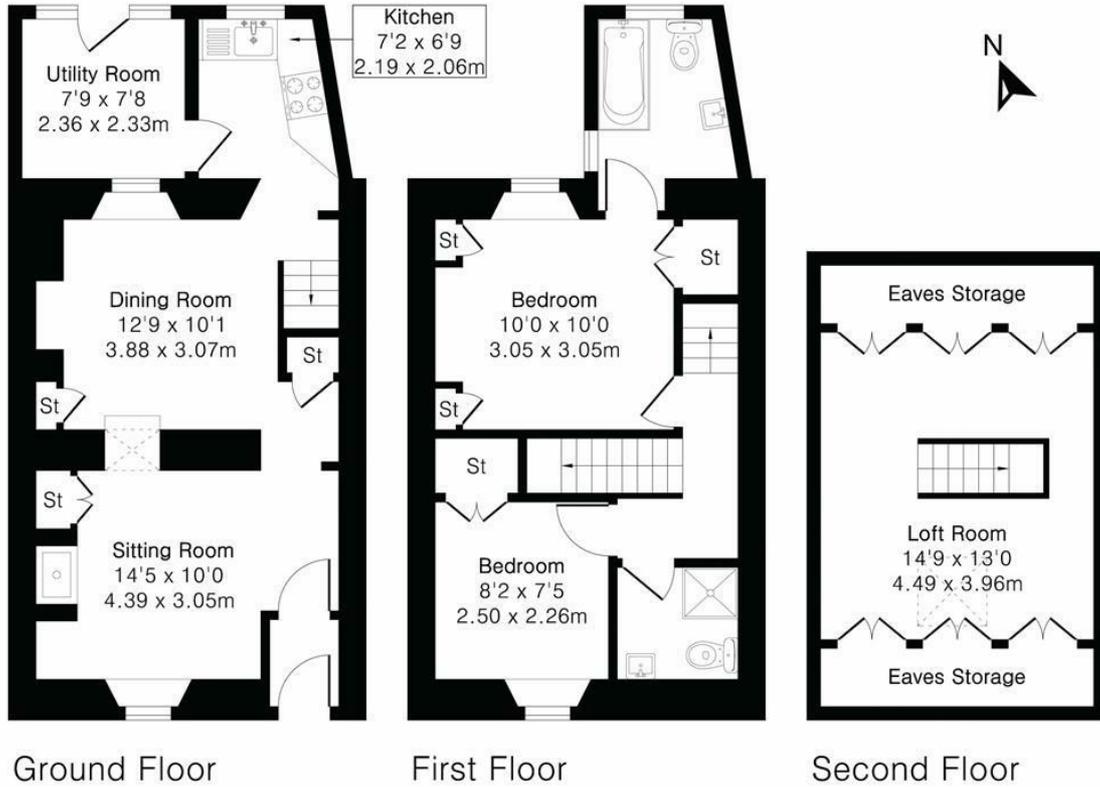


Approximate Gross Internal Area 1029 sq ft - 96 sq m

Ground Floor Area 461 sq ft – 43 sq m

First Floor Area 377 sq ft – 35 sq m

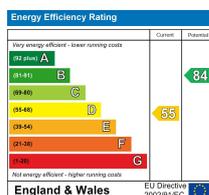
Second Floor Area 191 sq ft – 18 sq m



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.



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.



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