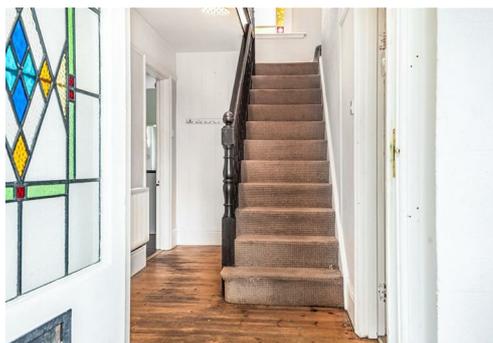




Tor Cottage

Tor Cottage, Coombe Road, St. Breward, Bodmin, PL30 4DQ



SITUATION

The property is situated at the edge of the sought after village of St Breward with its village shop, doctors surgery, community hall and a gastro-pub, The Old Inn.

Available for the first time having been in one family's ownership since it was built around the turn of the Century. A beautifully situated, detached house now requiring some updating but offering generous accommodation with attractive character features in a lovely, edge of village location amidst garden and woodland of approximately ¼ of an acre.

The town of Bodmin is 8 miles to the south with a range of amenities and access to Bodmin Parkway railway station serving London Paddington via Plymouth. The estuary town of Wadebridge, on the banks of the River Camel, is just over 9 miles away with doctors', dentists', veterinary surgery, supermarkets and additional facilities associated with such a thriving and popular small town.

The North Cornish Coast can be explored along the Atlantic Highway which gives access to some of the most stunning coastal scenery in the British Isles.

The A30 trunk road is 5 miles from the property and links the cathedral cities of Exeter and Truro. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and Exeter International Airport. The regional airport of Newquay lies 22 miles from the property with regular flights to both UK and European destinations.

THE PROPERTY

An extremely attractive, detached, four bedroom, two/three reception room turn of the Century house offering wonderful room proportions and many character features.

Entering the property through a welcoming porch which features wonderful period tessellated flooring. The generous hallway grants access to the kitchen/diner, lounge and sitting room.

The dual aspect kitchen/diner is well fitted with a range of base level cabinets with further matching wall cupboards, surrounding roll edged granite effect laminated worktop surfaces with tiled wall surrounds, built-in electric cooker with four ring hob and oven/grill beneath and single drainer stainless steel sink. In a tiled recess stands an oil fired Aga with two ovens, two hotplates and an attractive, period style outer surround.

The dual aspect lounge overlooks the garden and woodland featuring an attractive period style fireplace with ornate timber outer surround and mantel, floral tiled slips, an ornate open grate with tiled hearth and outer granite surround.

The dining room has Large sash windows overlooking the front garden, attractive cut granite fireplace with ornamental outer surround and mantel and a built-in hearth on which stands a log burning stove

To the first floor via the original spindled staircase to the large galleried landing. Ornamental balustrade and newel posts, a large sash window overlooking the front garden and stained glass window to the rear of the property.

There are four good sized bedrooms, the principle being dual aspect with garden and far reaching valley views. Completing the first floor is a family bathroom including a bath with over shower, pedestal sink, WC and heated towel rail. In addition there is a separate shower room with WC and heated towel rail.

OUTSIDE

Tor Cottage is approached from a quiet village lane that leads out of the village down into a wooded valley, via a wrought iron gate hung between granite pillars and opening onto granite steps that descend into the garden. A gravelled path leads to the left around to the rear where the oil storage tank is concealed and the external oil fired central heating boiler.

There is also a lean-to shed at the back adjacent to the rear porch which houses an outside wc and a further large timber garden shed on a concrete base with light and power and a window providing natural light. In front of the timber garden shed is a dog kennel and outside tap.

The front garden comprises a large area of lawn with flower and shrub bed borders and the boundaries comprise hedging, mature trees and stone walls. On one side of the garden is a gate opening onto an area of woodland. In all the gardens extend to ¼ of an acre approx.

AGENTS NOTE

All new double glazed windows and frames are to be fitted by our clients at the end of January / early February 2021

SERVICES

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

VIEWING

Strictly and only by prior appointment with Stags' Wadebridge office on 01208 222333.

DIRECTIONS

From the A30, take the junction for St Breward at Temple Tor and follow the lane for just over 2 miles. Turn right signposted to St Breward and continue for 2 miles to the crossroads at St Breward. Turn left and follow the signpost to St Tudy, going down the hill, continue until you see a right hand turn signposted to Coombe and turn right. Continue for about 600 yards and Tor Cottage is on the left hand side where a Stags for sale board can be found.

Wadebridge 9 miles - Bodmin 8 miles -
Newquay 22 miles

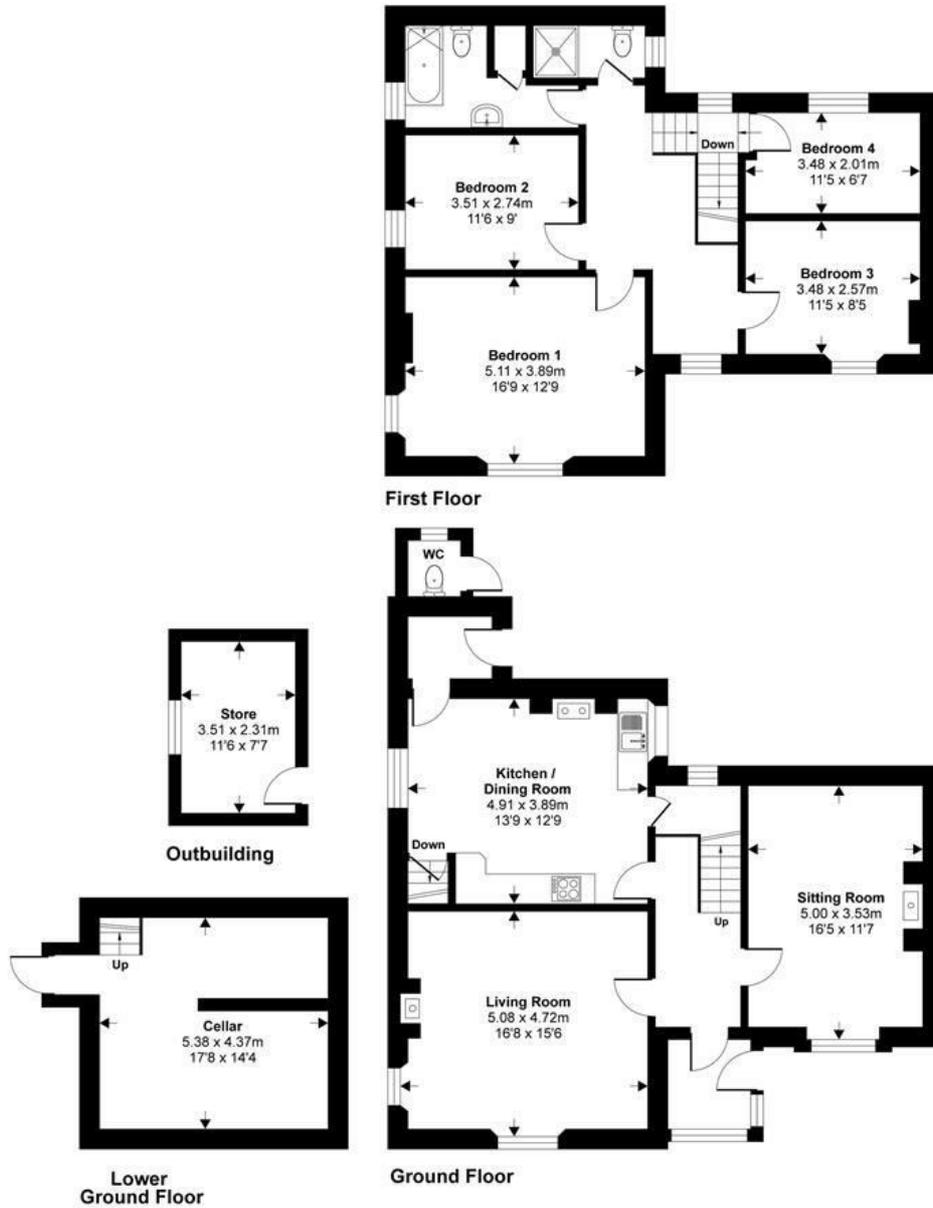
A grand four bedroom detached period property. Situated in an edge of village location with woodland and far reaching rural views. Gardens and woodland 1/4 acre approx.

- No Onward Chain
- Edge Of Village Location
- Four Bedrooms
- Generous Proportions Throughout
- Family Bathroom & Separate Shower Room
- Many Original Period Features
- Cellar
- Far Reaching Rural Views
- Garden & Woodlands 1/4 Acre Approx.

Guide Price £435,000



Approximate Area = 1802 sq ft / 167 sq m
 Outbuilding = 100 sq ft / 9 sq m
 Total = 1902 sq ft / 176 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Stags. REF: 685491

These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		80
(69-80) C	(55-68) D		
(50-68) E	(35-54) F	34	
(1-49) G			
Net energy-related - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2002/91/EC	