Morwenna

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Tregenna, Bodmin, PL30 4QJ

Blisland 0.5 miles - Bodmin 6 miles - Wadebridge 9.5 miles

A charming three bedroom detached cottage on the outskirts of Blisland and set within generous gardens of approximately 0.3 acres.

- Charming Detached Cottage
- Two Reception Rooms
- Countryside Views
- Garage
- Freehold
- Three Bedrooms
- Moorland Location
- Front and Rear Gardens
- Ample Private Parking
- Council Tax Band: C

Guide Price £465,000

SITUATION

Morwenna is located in the picturesque hamlet of Tregenna on the outskirts of the attractive moorland village of Blisland with its charming green, historic church, award winning public house, community store and nearby primary school. The property is located within 13 miles of the magnificent North Cornish coast and 17.5 miles of the harbour town of Padstow. The estuary town of Wadebridge, which sits astride the River Camel, is 9.5 miles away and offers a variety of independent shops, supermarkets, restaurants, and public houses along with primary and secondary educational facilities. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth, whilst Newquay airport provides a number of scheduled flights to both domestic and international destinations.

DESCRIPTION

Enjoying a delightful position within the tranquil hamlet of Tregenna, and within approximately half a mile of the highly regarded village of Blisland, set on the fringes of Bodmin Moor, Morwenna is an appealing double-fronted detached cottage offering a rare opportunity to acquire a quintessential Cornish home in an unspoilt rural setting.

Offered to the market for the first time in over 30 years, the property occupies a generous plot, comprising an attractive south-facing ornamental garden to the front and a productive rear garden, both of which take full advantage of far-reaching views across undulating countryside.

Constructed of traditional locally quarried De Lank granite, the cottage displays a wealth of character throughout, complemented by practical and well-balanced accommodation suited to modern living.

THE PROPERTY

The cottage is approached via an attractive arched granite porchway which frames the front entrance and opens into a well-proportioned, dual aspect sitting room. From here, doors lead through to the dining room and kitchen, with stairs rising to the first floor. Both the sitting room and dining room are characterful spaces, each featuring an impressive inglenook fireplace fitted with a wood-burning stove, together with windows to the front elevation set on slate sills.

The galley-style kitchen is fitted with a range of base and wall-mounted units incorporating a sink, with space provided for an oven. There is access through to the rear porch and to a useful utility room offering a butler sink and further appliance space. A family bathroom and handy larder/store and boiler room complete the ground floor.

On the first floor, there are three bedrooms. Bedrooms one and two are comfortable double rooms enjoying a front aspect, with the principal bedroom also benefitting from an en suite shower room. Bedroom three is a single room, equally suited to use as a home office or study.

OUTSIDE

The property occupies a generous plot of approximately 0.3 acres, with both front and rear gardens predominantly laid to lawn, interspersed with an attractive variety of wildflowers, mature shrubs and a collection of established trees. The well-established rear garden is arranged over tiers and incorporates productive vegetable beds, an orchard, greenhouses and garden sheds, together with delightful seating areas, one beneath a pergola, all enjoying fine views across the surrounding countryside. To the rear of the property is a detached garage, together with private parking providing space for several vehicles. There is a public right of way adjacent to the garage which runs to the side of the garden the other side of the boundary which provides privacy.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage via a soakaway. Broadband availability: up to Superfast. Mobile Phone Coverage: Voice and Data. (Broadband and mobile information via Ofcom). Please note that the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the Wadebridge Office on 01208 222333.

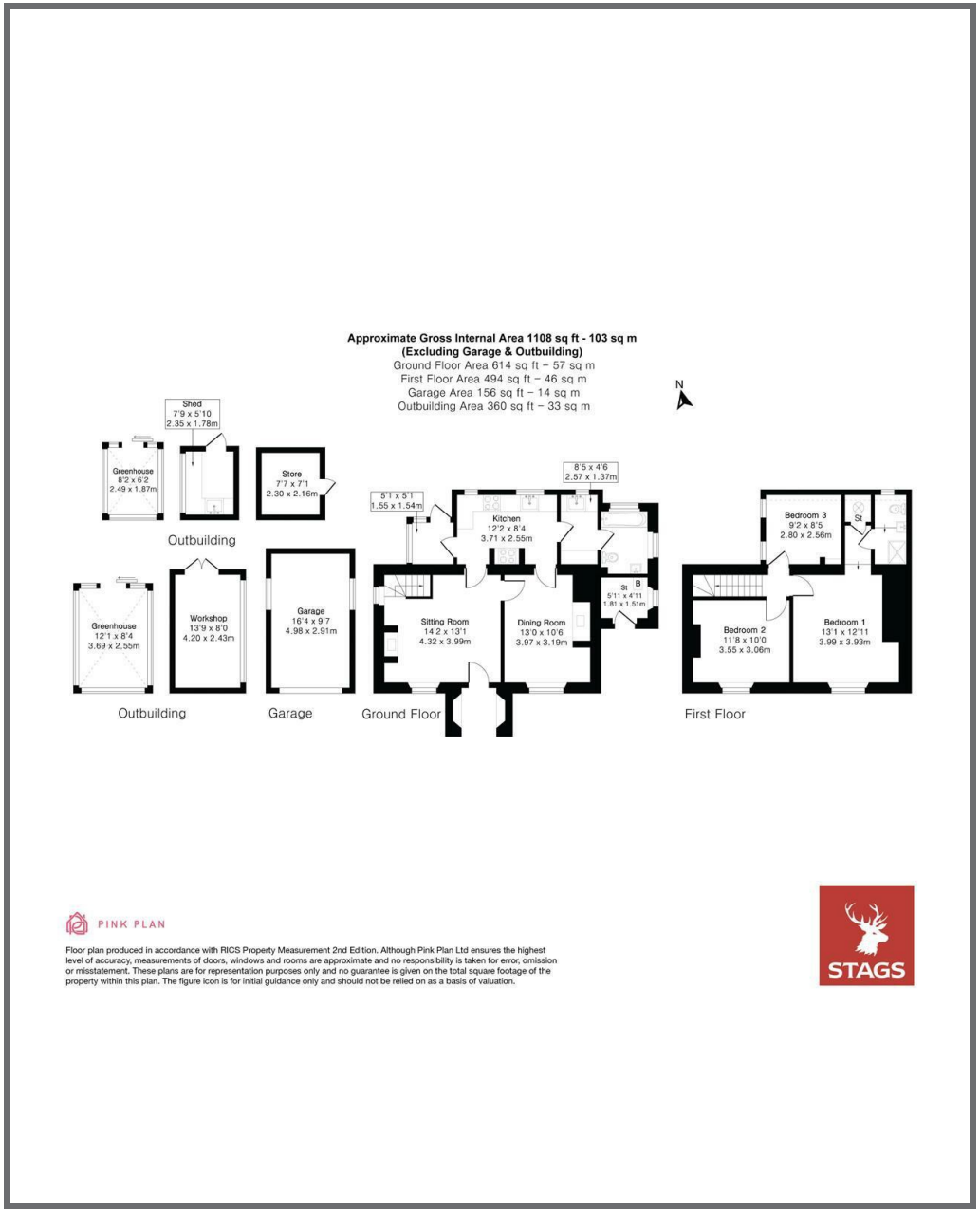
DIRECTIONS

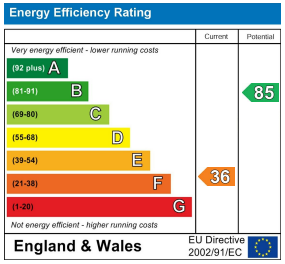
What3Words: ///players.birthdays.entitles

AGENTS NOTE

Please note the property did have spray foam insulation in the loft which has now been professionally removed (dated 16th October 2026).

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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