



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9346

£795,000

Well Cottage,
Burlawn, Wadebridge, Cornwall, PL27 7LD

FREEHOLD



A tastefully modernised, impeccably presented, detached, charming 4 bedroom period cottage with 3 generous reception rooms, situated on the edge of the sought after rural hamlet of Burlawn, enjoying lovely views over fields and woodland. The amenities of Wadebridge town, the surfing beach at Polzeath and the villages of Rock and Padstow are all just a short drive away.



SUMMARY OF ACCOMMODATION

Ground Floor: entrance porch, entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room, family room/bedroom 5, utility room.

First Floor: master bedroom with en-suite shower room and walk-in wardrobe, 3 further double bedrooms, family bathroom.

Outside: landscaped well planted walled front garden. Gravelled parking area for 3-4 vehicles. Lawned back garden overlooking fields with stone outbuilding.



DESCRIPTION

A charming and deceptively spacious detached 4 bedroomed, 3 reception roomed period cottage believed to date from the 1800's with part natural stone, part white rendered elevations and double glazed doors and mainly sash windows, all round. This beautifully modernised property has all the character that goes with age whilst having been well modernised to include a modern refitted kitchen, new bathrooms, oil fired central heating with is underfloor heating to the ground floor and radiators on the first floor together with tasteful, neutral décor throughout. The cottage is currently a holiday home also enjoying income from holiday lettings but would equally make a lovely family home.

A slate slabbed entrance porch accesses a part double glazed panelled wooden front door opening to the entrance hall from the front garden. Stairs ascend to the first floor from the hall and there doors radiating out to the accommodation which comprises, on the ground

floor, a cloakroom, beautiful sitting room with doors out onto the back garden, oak flooring and a woodburning stove. The sitting room interconnects with the dining room which has double glazed windows to both front and rear gardens and a door returning to the entrance hall. A beautifully refitted kitchen in light blue units has a range of integrated appliances, a central island with black stone and wooden worktops incorporating a breakfast bar plus a glazed door into the back garden. Two rooms are accessed from the kitchen, one was probably a former garage now used as a family room or could be bedroom 5, and the other is a utility room with further range of cupboards.



On the first floor there is a very impressive master bedroom, not just because of its size but also due to having large windows overlooking fields and a wooded valley to the rear. A further large window with window seat beneath overlooks the front garden. The master bedroom has a walk-in wardrobe and en-suite shower room. There are 3 further double bedrooms and a well appointed family bathroom with bath and shower to complete the first floor accommodation.

The property is accessed from a quiet country lane in the hamlet with a broad gravelled parking and turning area adjacent to the house, to one side of which is partially concealed the oil storage tank and there is a gated access in a stone wall, leading through to the back garden. The front garden comprises beautifully manicured low box hedging with gravelled paths in between and well planted flower and shrub bed borders set behind attractive natural stone boundary walls with a pedestrian gate from the lane and gravelled path to the front door. There is a natural well on one side of the garden covered by a heavy metal grid.

The south facing rear garden is mainly laid to lawn with a mix of hedged, fenced and stone wall boundaries kept at a suitable height in order to enable the lovely views over countryside at the rear to be enjoyed from the gardens as well. There is a large paved suntrap patio area adjacent to the house and a protruding natural stone outbuilding that is attached to one side of the house provides a log and bike store on one end with a very useful lockable storage room where the current owners keep all their private belongings and the linen/spares for the holiday letting business. This is accessed from lockable double doors at the back of the sitting room.

LOCATION

A charming detached character cottage situated on the edge of the rural hamlet of Burlawn which lies just to the south of the town of Wadebridge which sits astride the upper tidal reaches of the River Camel. Wadebridge is a short drive away providing an excellent retail base with supermarkets, primary and secondary schools and a cinema.

Another reason why this area is highly regarded is that on either side of the River Camel are some superb bathing/surfing beaches ranging from Watergate Bay and Mawgan Porth to the south up to Trebetherick and Polzeath on the northern side of the Camel Estuary.

The Camel Estuary and the coastal resort of Rock are also well worth a visit, the estuary being beautiful golden sand with its beaches exposed on both sides at low tide and Rock is a popular resort with local inns and the St Enodoc Golf Course.

There is lovely countryside around Burlawn with large open spaces of St Breock Down to the south west and deep wooded valley and Hustyns Wood to the south, connecting to the Camel Trail which provides lovely walks all the way down to the estuary and Padstow or inland towards Bodmin.

The network of lanes connect Burlawn to the A39 (the Atlantic Highway) which traverses Cornwall's north coast providing easy access to all the excellent beaches and resorts. There is also easy access to the east to the A30 which remains dual carriageway all the way to Exeter where it joins the national motorway network. To the south is Cornwall Airport Newquay which provides daily shuttle flights to a variety of UK destinations and some European airports and to the south east is the town of Bodmin which has a mainline station providing a direct link to London Paddington with approximate travel time of 4½ hours.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

Slate slabbed entrance porch with outside courtesy light above, part double glazed panelled door to:-

ENTRANCE HALL. Ceramic tiled flooring, wall light point, wall mounted thermostatic control, stairs to first floor. Doors off to:-

CLOAKROOM. White low level wc with concealed cistern, wall mounted wall hung wash hand basin with tiled splashback, large built-in airing linen cupboard with shoe racks, shelving, wall mounted consumer circuit breaker board and coat hooks, also housing the zoned valves for the underfloor heating and wall mounted programming controls for the

central heating and hot water, ceramic tiled floor, double glazed window with window seat beneath, wall mounted thermostatic control, inset ceiling downlighter.

SITTING ROOM – 15'10" x 15'9". A beautiful light room with a bank of partially double glazed windows and doors opening onto and overlooking the rear garden and countryside. Oak flooring throughout with underfloor heating, feature raised slate fireplace with woodburning stove, built-in storage cupboard, multiple TV and satellite aerial points, wall mounted thermostatic control for the underfloor heating.



DINING ROOM – 15' x 8'5". Built-in glass fronted and glass shelved display cabinet with internal lighting. Dual aspect with double glazed windows overlooking the rear garden and countryside and a further double glazed sash window overlooking the front garden. Occasional lighting point, wooden flooring, wall mounted thermostatic control for the underfloor heating.



KITCHEN / BREAKFAST ROOM – 19'9" x 12'5". The kitchen is well fitted with a modern range of light pastel blue fitted cabinets comprising base level cupboards and drawers with further matching full height shelved cupboard. Central island unit with fitted drawers and cupboards to the base, honed black stone worktop and attached wooden breakfast bar, ceramic tiled flooring, space for upright fridge freezer, integrated Delonghi cooking range with five ring gas hob top and filter hood above with full width fan assisted oven/grill beneath. Further honed black stone worktops with an integrated 1½ bowl stainless steel sink unit and mixer tap, Bosch dishwasher, inset ceiling downlighters, understairs storage cupboard. Wall mounted thermostatic control for the underfloor heating. In a tiled recess on one side is an oil fired Rayburn with hotplate and oven, timber lintel above. Double glazed windows overlooking the rear garden and countryside, part double glazed door opening onto the rear terrace. Further doors to:-



FAMILY ROOM / BEDROOM 5 – 14'7" x 8'5". Large double glazed window, wood flooring, inset ceiling downlighters, loft hatch access.

UTILITY ROOM – 10'2" x 8'7". Fitted with a range of oak fronted cabinets comprising base level cupboards and drawers, further matching wall cupboards and one full height unit. Surrounding roll edged laminated worktop surfaces with an inset 1½ bowl white ceramic sink unit and mixer tap, undercounter space for tumble dryer and washing machine, ceramic tiled floor, part double glazed panelled door to the side pathway and double glazed windows overlooking the rear garden/countryside, inset ceiling downlighters, wall mounted thermostatic control for the underfloor heating.



From the entrance hall a staircase with wooden handrail to one side, ascends to the:-

FIRST FLOOR LANDING. Inset ceiling downlighter, double glazed Velux skylight window, wall mounted thermostatic control. Doors off to:-

BEDROOM 1 – 17'8" x 12'4".

This is a beautiful room being dual aspect with two large double glazed uPVC sash windows to the front and window seat with storage lockers beneath. Two further large double glazed sash windows to the rear provide lovely views over the rear garden, fields and a deep wooded valley. Loft hatch access, painted wooden flooring, radiator. Two sets of twin doors at one end of the bedroom provide access to:-



WALK-IN WARDROBE

– 8'4" x 3'9". Fitted range of hanging rails and automatic ceiling light point. Second set of doors open onto:-

EN-SUITE SHOWER ROOM. Fitted shower with tiled wall surrounds, white ceramic wash hand basin in a vanity surround with slate toiletry shelving and cupboards beneath. Low level wc with concealed cistern, attractive tiled flooring, chromium ladder radiator/towel rail. Double glazed Velux skylight window, inset ceiling downlighters, wall light point, electric shaver point.

BEDROOM 2 – 13'4" x 8'6".

Large double glazed window providing lovely views over the garden and surrounding countryside. Door to large eaves storage space with automatic light point, radiator, loft hatch access.

BEDROOM 3 – 11'4" x 9'6".

Double glazed sash window overlooking the front garden, loft hatch access, radiator, built-in wardrobe.

BEDROOM 4 – 11'6" x 8'6".

Double glazed sash window overlooking the front garden, radiator, loft hatch access, fitted shelving.



FAMILY BATHROOM. White suite comprising a roll topped oval bath with chromium mixer tap and mosaic tiled toiletry shelf surround. Fully tiled shower cubicle with fitted shower, low level wc, wall mounted wash hand basin, part tiled walls, electric shaver point, wall mounted mirror and light above the sink. Double glazed skylight window, chromium ladder radiator/towel rail, ceramic tiled floor, inset ceiling downlighters.



OUTSIDE

The property is approached from a village lane via a gravelled parking area with room for 2/3 vehicles, the oil tank is partially concealed behind stone walling to one side and there is a gated access in a natural stone wall, to the back garden. A gravelled path approaches the front door with well planted manicured front garden comprising gravelled paths running between manicured low box hedging with central shrub and flowerbeds. Further mature trees and shrubs to the boundaries, attractive front boundary stone walls with a pedestrian gate returning to the village lane and in one corner is a well with a metal grid over it.



The rear garden is mainly laid to lawn with well planted flower and shrub bed borders, the boundaries comprise stone walling, hedging and fencing providing a good screen, yet also allowing the gardens to enjoy the lovely views over countryside at the rear. Adjacent to the house is a slate paved patio suntrap with outside lighting and adjacent to which is a stone storage shed with room for logs, bikes etc. There are also outside electric connection points and a freshwater supply at the rear.

From the front path between the parking area and the front door two doors open onto a plant store which houses a Grant oil fired boiler to supply domestic hot water and central heating, adjacent to which is a pressurised hot water cylinder.

In the corner of the sitting room, twin doors open onto a section of attached stone outbuilding that juts out into the back garden. Currently used as a storeroom for the holiday lets ideal for surf boards, mattresses, linen etc. and has windows on ether side to provide natural light.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – PL27 7LD.

SERVICES – Mains water, mains electricity, LPG gas for the cooking range in the kitchen, oil fired central heating with underfloor heating to the ground floor.

COUNCIL TAX BAND – E (see www.mycounciltax.org.uk).

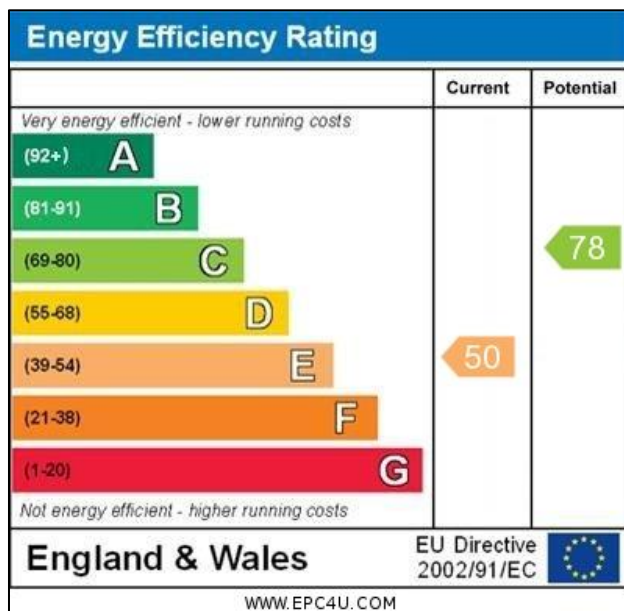
DIRECTIONS – From Wadebridge town centre follow Trevanion Road (signposted towards Burlawn from the end of the town bridge). Follow the road all the way out into countryside until you get to a crossroads at the top of the hill at which turn left towards Burlawn, follow the road down through village and on a sharp left hand bend by a telegraph pole, turn right proceed along the lane and Well Cottage is the third house on the left.

AGENT’S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

Well Cottage, Burlawn, Wadebridge

Approximate Area = 1910 sq ft / 177.4 sq m

Limited Use Area(s) = 49 sq ft / 4.5 sq m

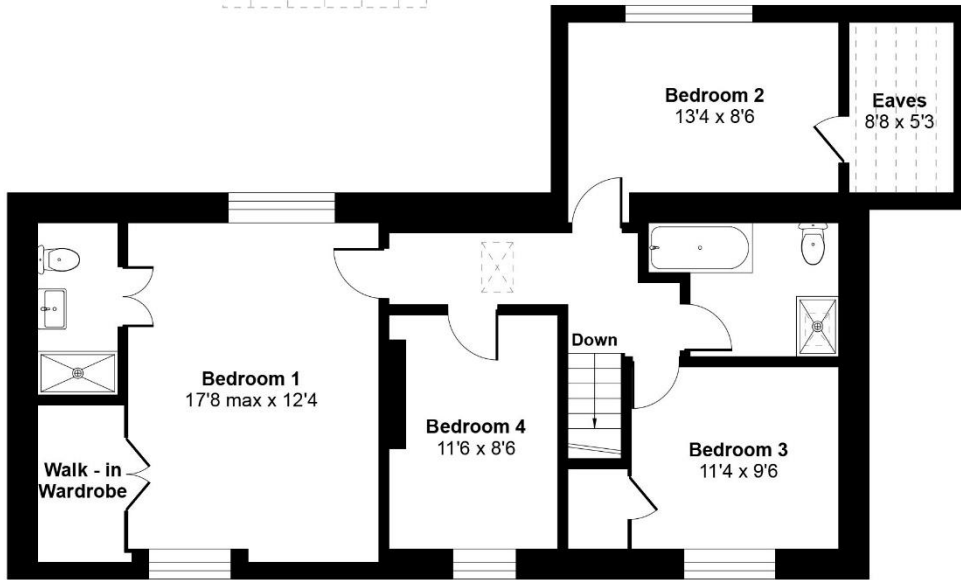
Shed & Boiler Room = 66 sq ft / 6.1 sq m

Total = 2025 sq ft / 188.1 sq m

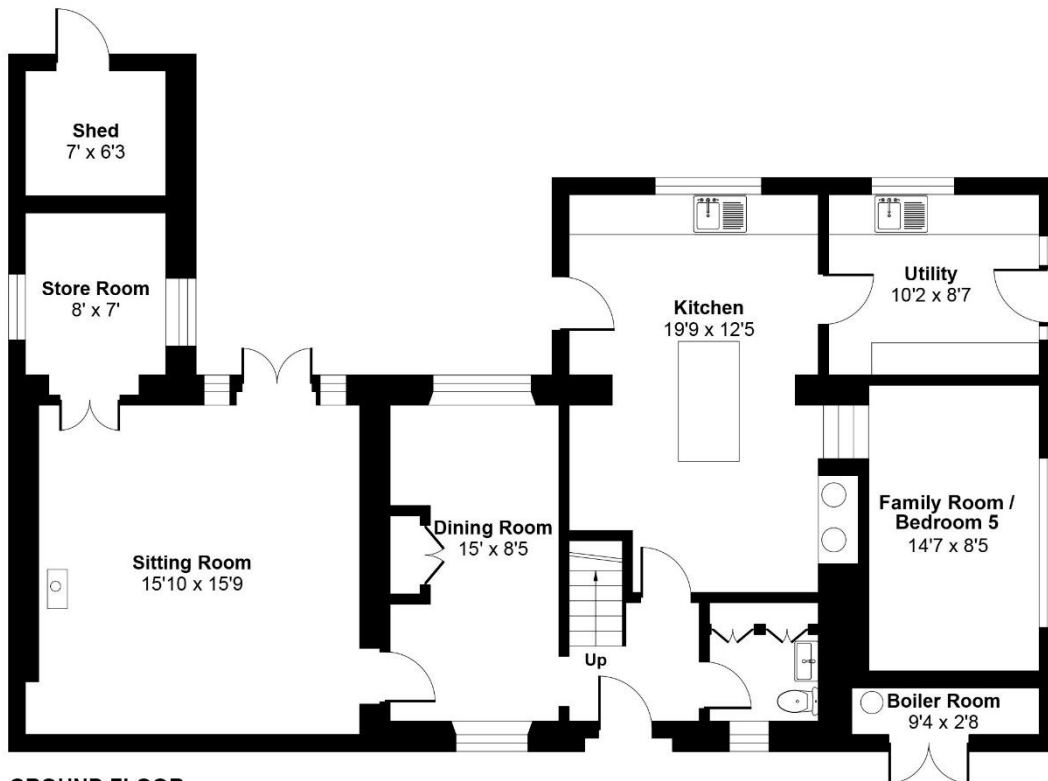
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2023. Produced for Lillcrap Chilcott. REF: 968304

