



Bell Pit House



Village Centre 0.1 miles - Wadebridge 4.5 miles - Polzeath 8.7 miles

An impressive detached house with a separate en suite gate house, situated in the heart of this sought after village with stunning far reaching uninterrupted rural views.

- 3D Virtual Tour Available Online
- Reverse Level Accommodation
- Open Plan Living Space
- 3 Bedrooms (1 En Suite)
- 4th En Suite Bedroom/Studio / Gatehouse
- Gate House
- Private Parking With Electric Gates
- Garden
- Far Reaching Rural Views
- High Efficiency EPC Band A

Guide Price £550,000

SITUATION

The property is located on the edge of the popular village of St Mabyn with a range of local facilities including primary school, public house, community store and picturesque village church. More extensive amenities can be found in the former market town of Wadebridge which sits astride the River Camel, offering a wide variety of shops together with primary, secondary education, cinema, numerous sports clubs, social clubs and access to the popular Camel Cycle Trail linking the town with the picturesque coastal fishing town of Padstow. The property is perfectly located to access the magnificent North Cornwall coast.

Within 10 miles of the property is the sandy surfing beach of Polzeath, whilst the water sports havens of Rock and Daymer Bay have long stretches of sandy beaches on the shores of the beautiful Camel Estuary. Nearby Padstow and Port Isaac are renowned ports with a number of restaurants including Rick Steins Seafood Restaurant and Nathan Outlaws Fish Kitchen. To the east of St Mabyn is the splendour of Bodmin Moor designated as an Area of Outstanding Natural Beauty, a haven for walkers and nature lovers alike.

The mainline railway station at Bodmin Parkway connects with London Paddington via Plymouth whilst Newquay Airport provides a number of scheduled flights to both domestic and international destinations. Access to the A30 can be gained at Bodmin, just 6.7 miles distant, linking the cathedral cities of Exeter and Truro. At both Truro and Exeter there are superb ranges of shopping facilities including department stores. Exeter's mainline railway station serves London Paddington and the Midlands. There is access to the M5 motorway network and well respected international airport.

THE PROPERTY

The property is located next to the primary school, community store and is moments away from the pretty village church. Four years old, the house has been presented to a high standard and the inverted accommodation takes full advantage of the panoramic rural views.

The accommodation is clearly illustrated on the floorplan and briefly comprises; a semi-glazed front door opening to a hallway giving access to three bedrooms, two with walk in cupboards and the master benefiting from an en suite comprising of a fully tiled shower, vanity unit basin and low flush WC. There is an additional family bathroom on the ground floor comprising of a panel enclosed bath with shower above, low flush WC and wash hand basin. The utility room on the ground floor has a

half glazed door leading to the side garden, plumbing for washing machine, tumble drier and an additional cupboard housing the pressurised hot water system and underfloor heating manifolds.

Stairs lead to the first floor with an impressive window on the half landing. The open plan accommodation offers some stunning panoramic views across the surrounding countryside. The kitchen area comprises an island unit and a range of base and wall mounted units with a composite worktop, 1 ½ bowl sink, drainer and integrated appliances which include a fridge, freezer, dishwasher, cooker, hob, extractor and wine chiller.

Two sets of double patio doors give access to a wrap around balcony taking advantage of the stunning scenery. On the first floor there is an additional study with walk-in cupboard and a separate low flush WC and wash hand basin.

OUTSIDE

The property is approached through the Gate House, with electric gates and intercom to the house for access, a newly converted small stone barn which has access to the first floor fourth bedroom via an external staircase. The en suite facilities for this bedroom include a shower room with low flush WC, wash hand basin and an additional walk-in cupboard. Alternatively this space could be used as a studio.

There is ample parking on a block paved driveway for three cars with an electric car port, pedestrian access leads to the rear of the property. The garden is mainly laid to lawn and has a patio area, the property is well fenced and bounded.

SERVICES

Mains water and electricity. Private drainage. The heating is provided by an electric boiler assisted with photovoltaic solar panels and associated income tariff. Please note the agents have not inspected or tested these services. The property is remarkably efficient with an A grade EPC rating.

VIEWING

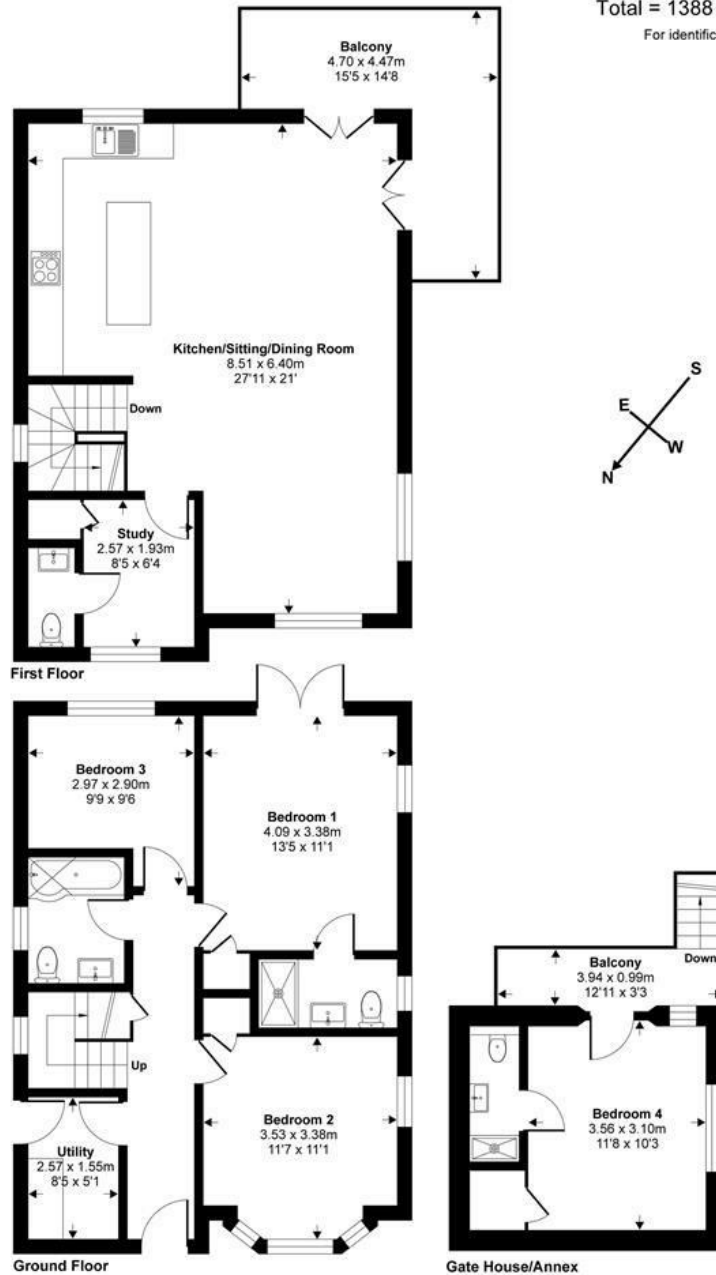
Strictly by prior appointment with the vendors sole appointed agents, Stags. 01208 222333

DIRECTIONS

From the centre of St Mabyn, with the public house in front of you, take the road to the right marked Wadebridge Road. Continue past the church, shop and primary school where the property will be located on the left hand side identified with a Stags for sale board.



Approximate Area = 1230 sq ft / 114 sq m
 Outbuilding = 158 sq ft / 15 sq m
 Total = 1388 sq ft / 129 sq m
 For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Stags. REF: 692401

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	Very energy efficient - lower running costs	95	96
(81-91) B	Energy efficient		
(69-80) C	Decent energy efficiency		
(55-68) D	Some energy efficiency		
(39-54) E	Low energy efficiency		
(21-38) F	Low energy efficiency - higher running costs		
(1-20) G	Very low energy efficiency - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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