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01208 222333 | wadebridge@stags.co.uk

Lowena  
St Tudy, Bodmin, PL30 3NN

Pretty cottage in need of some modernisation at the heart of a thriving and picturesque village

Camelford 5.8 miles Wadebridge 6.3 miles North Cornish Coast 7 miles

• 3 Bedrooms • 2 Reception Rooms • Kitchen/Diner • Parking • Garage • Off-Lying Garden • Central Village Location •

**Guide price £285,000**

Cornwall | Devon | Somerset | Dorset | London

## SITUATION

The property is situated at the very heart of the beautiful and unspoilt village of St Tudy in sight of the Grade I listed parish church and The Clink building. This conservation area lies close to the Camel Estuary and the popular north Cornish Coast. There is a well respected primary school, village public house and Post Office/ general stores catering for day to day needs. The village itself is less than 7 miles from the estuary town of Wadebridge which sits astride the River Camel and popular Camel Cycle Trail which links the town of Bodmin and the picturesque coastal fishing village of Padstow. 7 miles away is the village of Port Isaac famed for the television series Doc Martin and more recently the location of Nathan Outlaw's Michelin starred restaurant. 12 miles from the property are the extensive sandy beaches of Polzeath and Daymer famous for their surfing, sailing and other water sports activities. At Bodmin there is access to the A30 trunk road which links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station

serving London Paddington and the Midlands and Exeter International Airport. There is also rail services available at Bodmin Parkway, 12 miles from the property and an airport at Newquay, some 18 miles away, with regular flights to UK and European destinations.

## FEATURES OF THE PROPERTY

The property is believed to have been built in the mid-1700s of cob, local stone and slate. Previously used as a village shop this charming property retains many original features. The accommodation is flexibly configured enabling the possibility to create a large three bedroom cottage or a two bedroom and a one bedroom property given the necessary planning permission. The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises; a multi-paned wooden front door leading to a hallway. From the hallway there is access to the sitting room which comprises a large bay window and wood burning stove situated on a slate hearth with a stone and granite surround. The kitchen comprises a range



of base and eye level units, single stainless steel sink and space for electric cooker. The second reception room has a stone, brick and granite fireplace housing a wood burning stove and a cloam oven. Stairs lead to the first floor with access to three bedrooms and a family bathroom comprising of a panel enclosed bath with shower above, low flush WC and wash hand basin. There is also access to an airing cupboard and hot water tank with immersion heater.

### OUTSIDE

To the front of the property there is parking for two cars and access to a SINGLE GARAGE on the opposite side of the road which measures approximately 2.74m x 4.24m x 5.41m (9' x 13'11 x 17'9) (irregular shape). Off-lying from the cottage there is a garden area accessed via a path between the two neighbouring cottages. The garden comprises a lawned area with small wooden garden shed.

### SERVICES

Mains water, private drainage, mains electricity. Please note the agents have not inspected or

tested these services.

### VIEWING

Strictly by prior appointment with the vendor's appointed agents, Stags.

### DIRECTIONS

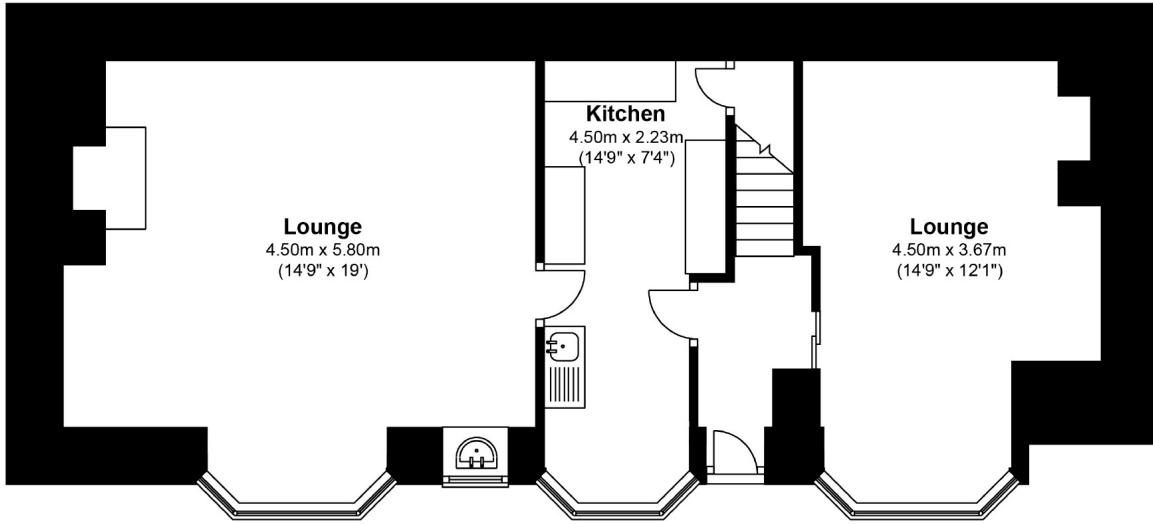
From Wadebridge head north along the A39 Atlantic highway passing by the village of St Kew. Follow the road down the hill towards the Allen Valley taking the first right hand turning signposted St Tudy. Continue along this road for approximately two miles and take the first right hand turning signposted to St Tudy, continue into the village passing the Post Office and general stores. On entering the village you will see the parish church and public house, the property is located adjacent to the church and identified by a Stags for sale board.

### LOCAL AUTHORITY:

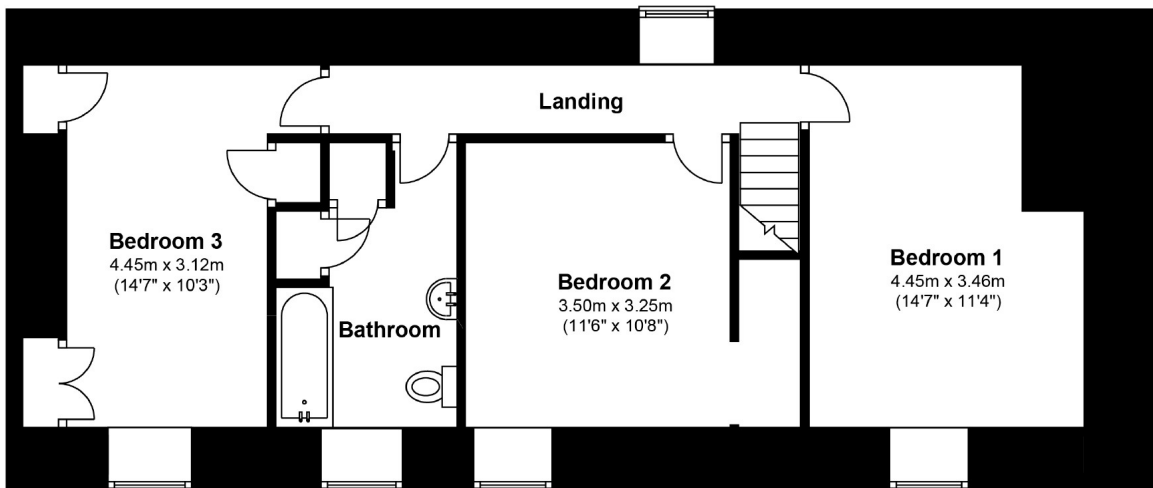
Cornwall County Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. Tel: 0300 1234 100.



**Ground Floor**



**First Floor**



NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



1 Eddystone Court, Wadebridge, Cornwall, PL27 7FH  
 Tel: 01208 222333  
 Email: wadebridge@stags.co.uk

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 77        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> | 22                      |           |
| Not energy efficient - higher running costs |          |                         |           |
| England & Wales                             |          | EU Directive 2002/91/EC |           |