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Gold Bank Cottage



A30 4.1 miles - Wadebridge 5.4 miles -  
Padstow 14.8 miles

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## A delightful 3 bedroom detached cottage in a popular village position.

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- Popular Village Position
- Sitting/Dining Room
- Kitchen
- Family Room
- 3 Bedrooms
- Bathroom
- Garden
- Off Road Parking

Guide Price £365,000



### SITUATION

This charming detached property is positioned in the heart of the village of Nanstallon in the Camel Valley. The village of Nanstallon is steeped in history with its 1st Century Roman Fort excavated in the early 1970s. Thought to be located at the midway point between the Fowey River and the Camel River and part of an important trade route across Cornwall. Today, however, many visitors come to the renowned Camel Cycle Trail. The Camel Valley Vineyard and Boscarne Junction Steam Railway are just a short distance from the property. In the village there is a pre and primary school. A 19th century public house is approximately 1.1 miles walk along the Camel Trail from the property. The popular estuary town of Wadebridge is approximately 6 miles away to the north west and the former county town of Bodmin is approximately 2.6 miles to the east. At Bodmin there is a comprehensive range of shopping, banking, schooling and recreational facilities. Access to the A30 trunk road is approximately 4.1 miles from the property connecting Exeter and Truro. Mainline railway services can be accessed at Bodmin Parkway, located approximately 6.4 miles to the south east, connecting with London Paddington via Plymouth.

### DESCRIPTION

A charming character cottage offering 3 bedrooms, kitchen, sitting room, family room, delightful garden with countryside views and off road parking.

### ACCOMMODATION

Front door opens into the country kitchen which has a range of wall mounted cupboards, base units and drawers, space for appliances, an inset sink and integral cooker with hob over. The kitchen leads to the utility area which hosts further space for appliances, stairs to the first floor, a door to the sitting room and door to the rear garden.

The generous sitting room offers an inglenook fireplace with multi-fuel burning stove and leads into the family room with double doors to the patio.

The first floor offers a landing with built in storage, 3 bedrooms and a family bathroom with a bath, shower, WC and wash hand basin.

### OUTSIDE

The front of the property is laid with gravel and offers off road parking. To the rear there is an area of gravel which runs along the back of the property and offers excellent space for al fresco dining. Steps lead up to a generous area of lawn with a vegetable bed, greenhouse, path leading to two useful stores and stunning views over the nearby countryside.

### SERVICES

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

### VIEWINGS

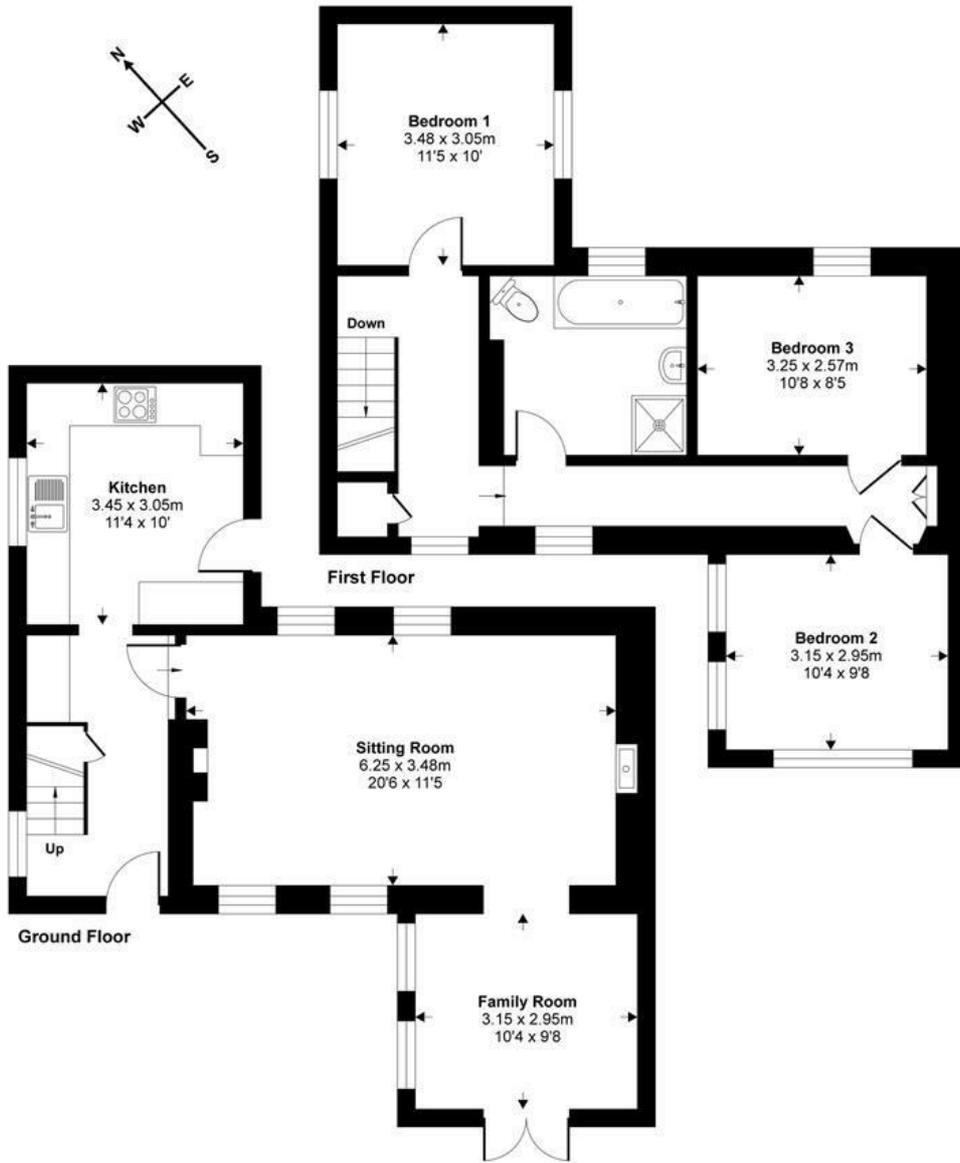
Strictly by appointment with the vendor's appointed agents, Stags.

### DIRECTIONS

From Wadebridge take the A389 towards Bodmin. Shortly after passing the Borough Arms, take the next turning on the right, follow the road, turning right at the signpost for Nanstallon. Continue along the road for approximately 1 mile. Upon reaching the cross roads in the centre of Nanstallon, turn right, after a short distance the property is located on the left hand side opposite the Church, identified with a Stags for sale board.



Approximate Area = 1116 sq ft / 103.6 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). © nitchecom 2020. Produced for Stags. REF: 664065

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

1 Eddystone Court, Eddystone Road, Wadebridge, PL27 7FH



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		77
69-80	C		
55-68	D	51	
39-54	E		
21-38	F		
1-20	G		

Net energy-related - higher scoring coats

EU Directive 2002/91/EC

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