



Bodwen

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Bodwen Lane, Helland, Bodmin, Cornwall, PL30 4QU



Bodmin 4.7 Wadebridge 7.1 miles A30 2.2 miles

Pretty cottage in need of refurbishment in a quiet farming hamlet

- 3 Bedrooms
- 2 Reception Rooms
- Kitchen
- Hallway
- Downstairs Bathroom
- Lean-To Store Room
- Garden totalling 0.226 acres
- Far Reaching Rural Views

Offers invited £200,000



SITUATION

The property is located in the pretty hamlet of Helland, just under five miles from the former market town of Bodmin. Bodmin has a wide range of amenities and services including mainline railway services to London Paddington via Plymouth. Access to the A30 is just over 2 miles from the property linking the cathedral cities of Exeter and Truro. The bustling estuary town of Wadebridge is situated 7.1 miles from the property and offers a comprehensive range of amenities and schooling facilities. To the west of the property lies the magnificent North Cornish Coast with long stretches of sandy beaches and rugged cliff top walks. To the east is the splendour of Bodmin Moor, designated as an Area of Outstanding Natural Beauty, and haven for walkers and nature lovers.

DESCRIPTION

This pretty former farm workers cottage is constructed of local stone under a slate roof and requires refurbishment and modernisation. The property benefits from wonderful far reaching countryside views.

ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and comprises; half-glazed front door leading to a porch with a slate roof. The first reception room has an open fire (not in use) and deep silled windows to the front garden. The second reception room has a wood burning stove on a slate hearth and access to under stairs cupboard. The kitchen has a range of base and eye level units, stainless steel sink and access to a pantry cupboard. There is a rear porch with a half-glazed door leading to the rear garden and access to a downstairs bathroom comprising of a panel enclosed bath with electric shower above, low flush WC and wash hand basin. Stairs lead to the first floor with

access to three bedrooms.

OUTSIDE

The property is approached via a single track parish lane. There is a walled garden to the front and a yard area to the rear with garden beyond. The property benefits from stunning far reaching countryside views. To the side of the property are two small lean-to sheds.

SERVICES

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

VIEWINGS

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

DIRECTIONS

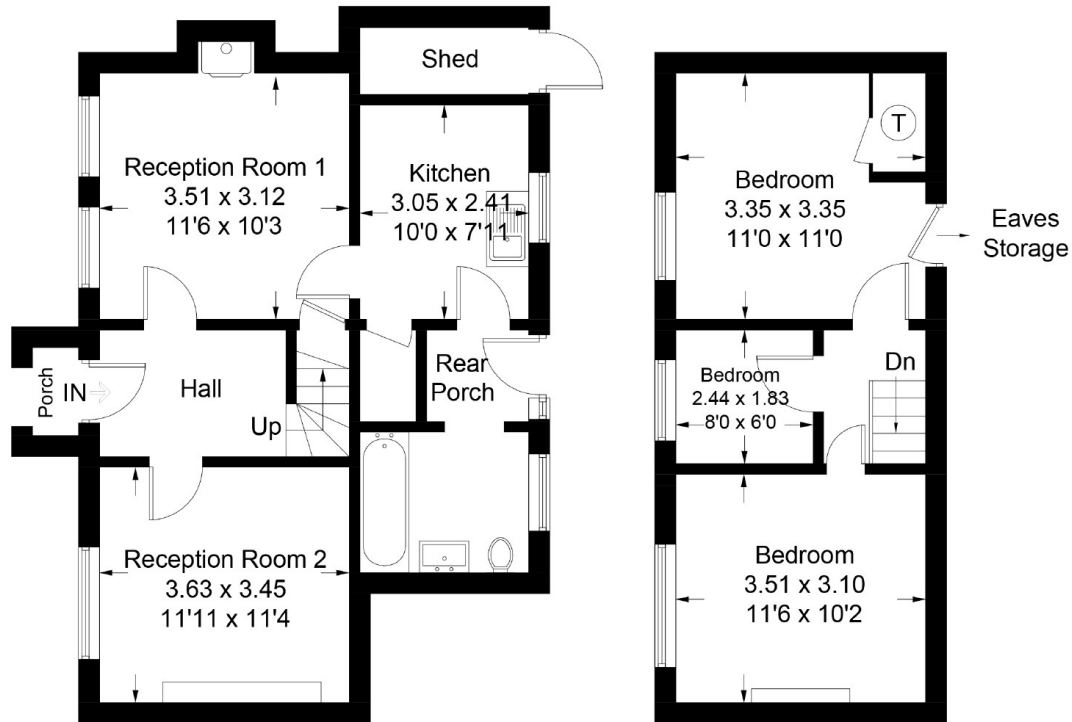
From Bodmin, head west along the A389 towards Wadebridge crossing over the Camel Trail at Dunmere Bridge. After approximately 1 mile, take the right-hand turn onto the B3266 signposted to Camelford. Follow this road for approximately 2½ miles taking the right-hand turning sign posted to Helland. Continue through the small hamlet of Tredethy and Helland Bridge crossing over the River Camel. Continue along this road for approximately ¾ mile taking the first left-hand turn onto a single track lane (If you pass the chapel you have gone too far). Follow this lane for approximately 500 yards and at the junction turn left where the property is located on the right hand side, identified by a Stags for sale sign.

LOCAL AUTHORITY

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



Approximate Gross Internal Area = 84.1 sq m / 905 sq ft

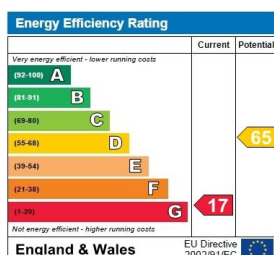


Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID506160)

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



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