# Polglaze Cottage

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# Polglaze Cottage,

St. Mabyn, Bodmin, , PL30 3DE

St Mabyn 1.5 miles - Bodmin 7 miles - North Cornish Coast 10 miles

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A three bedroom character cottage and separate two bedroom holiday bungalow in a picturesque setting on the outskirts of St Mabyn.

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- Detached Three Bedroom Cottage
- Magnificent Countryside Views
- Home Office
- Separate Gardens
- Freehold
- Two Bedroom Holiday Bungalow
- Summer House/Games Room
- Large Barn/Workshop
- Three Gated Driveways
- Council Tax Band: E

## Guide Price £900,000


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@StagsProperty

## SITUATION

Polglaze Cottage is located on the outskirts of the popular village of St Mabyn which has an excellent primary school, community post office/general store, historic Church and popular public house. The village lies to the north east of the former market town of Wadebridge which sits astride the River Camel and offers a wide range of shops, primary and secondary educational facilities, cinema, restaurants and access to the popular Camel Cycle Trail.

The property is perfectly located to explore the magnificent North Cornish coast, including the sandy beaches of Rock, Daymer and Polzeath alongside numerous first class restaurants in Padstow and Port Isaac. To the east is the splendour of Bodmin Moor, an Area of Outstanding Natural Beauty, a haven for walkers and nature lovers alike. There is access to mainline railway services at Bodmin Parkway connecting to London Paddington via Plymouth whilst Newquay airport has flights to both domestic and international destinations.

## DESCRIPTION

Enjoying a peaceful rural setting with far-reaching countryside views, Polglaze Cottage and Polglynn Cottage together offer a rare opportunity to acquire a beautifully presented character cottage alongside a detached holiday bungalow, currently operated as a successful holiday let. Both properties benefit from private gated driveways, generous gardens and a range of useful outbuildings.

## POLGLAZE COTTAGE

THE PROPERTY: A stable door opens into the utility room, fitted with base units, a Belfast sink and space for appliances. From here, access is provided to the shower room and the impressive kitchen/dining room. The farmhouse-style kitchen is fitted with an attractive range of wall and base units beneath granite work surfaces, incorporating a double Belfast sink, Redfyre range cooker with induction hob and integrated appliances including a dishwasher, fridge and freezer. The dining area enjoys a charming stone fireplace with granite lintel, creating an ideal space for entertaining.
The generous dual-aspect sitting room is filled with natural light and features a striking stone fireplace with cloam oven and inset wood burning stove. Double doors open onto a patio perfectly positioned to take advantage of the exceptional countryside views, whilst a further door leads to the porch.
On the first floor are three well-proportioned bedrooms, all benefitting from built-in wardrobes, together with a family bathroom fitted with a panelled bath with handheld shower attachment, WC, vanity wash basin and a useful walk-in airing cupboard with fitted shelving.

OUTSIDE: Polglaze Cottage is approached via a gated tarmac driveway providing parking for three to four vehicles and giving access to the home office and adjoining storage room, both with light and power connected. The beautifully maintained gardens are principally laid to lawn with a selection of mature shrubs and trees, together with patio seating areas ideal for outdoor dining.
A particular feature of the property is the substantial barn/workshop measuring approximately 37' x 24', with mezzanine storage above, offering excellent potential for vehicle storage, machinery, workshop use or boat storage. Additional gated parking is situated to the front of the barn.

## POLGLYNN COTTAGE

THE PROPERTY: The detached bungalow provides well-appointed and versatile accommodation and is currently utilised as a successful holiday let. The entrance door opens into a utility room with sink and appliance space.

Both bedrooms are generous doubles, each benefitting from sliding doors opening onto the patio. One bedroom enjoys an en suite shower room, whilst the second is served by an en suite bathroom. The open-plan kitchen/sitting/dining room is arranged in an L-shaped configuration and provides an excellent entertaining space, with three sets of sliding doors opening onto the patio and decked terrace, taking full advantage of the surrounding rural outlook. The kitchen is fitted with a comprehensive range of wall and base units, 1½ bowl sink, electric oven and hob, together with integrated appliances including a dishwasher, fridge and freezer.

OUTSIDE: Polglynn Cottage is approached via its own gated tarmac driveway providing parking for several vehicles and access to the summer house/games room. The gardens are principally laid to lawn and include an extensive patio and decked seating area enjoying delightful views across the surrounding countryside.

## SERVICES

Mains water and electricity. Oil fired central heating. Private drainage via a cesspit for Polglaze Cottage and a septic tank for Polglynn Cottage. Broadband availability: Ultrafast. Mobile Phone Coverage: Good outdoors and limited in home. (Ofcom). Please note that the agents have not inspected or tested these services.

## VIEWINGS

Strictly by appointment with the vendors appointed agents, Stags.

## DIRECTIONS

What3Words: ///lilac.coasters.gloves

**Approximate Gross Internal Area 1287 sq ft - 119 sq m**
**(Excluding Outbuilding )**
Ground Floor Area 734 sq ft – 68 sq m
First Floor Area 553 sq ft – 51 sq m
Ground Floor Barn Area 902 sq ft – 84 sq m
First Floor Barn Area 519 sq ft – 48 sq m
Outbuildings Area 1442 sq ft – 134 sq m

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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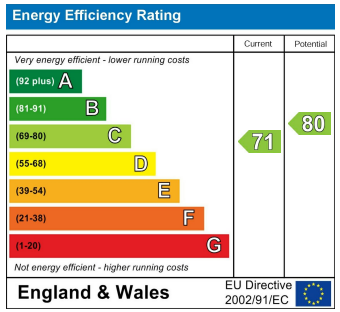


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