



Old Forge Cottage

Wadebridge, Cornwall

Carter Jonas

Old Forge Cottage Chapel Amble Wadebridge Cornwall PL27 6EU

A quaint Cornish Cottage situated in a charming rural village location within easy reach of the North Coast.

An opportunity to purchase an enchanting two-bedroom Cornish Cottage located in the sought-after village of Chapel Amble where properties rarely come to the market.

The property lies just a few miles from the beaches of the Cornish North Coast and is available for sale for the first time in almost 25 years and benefits from no onward chain.

For sale by private treaty.



Property

Old Forge Cottage comprises an attractive two-bedroom semi-detached cottage with gardens and outbuildings to the rear and a separate detached workshop.

The original cottage has been extended over time and provides well-proportioned accommodation. On the ground floor, the cottage benefits from a light and airy sitting room divided in two by a central staircase, kitchen-diner and downstairs wet room. To the first floor are two double bedrooms, one of which benefits from an en-suite shower room.

Outside, to the rear of the property is a patio area with steps and a pathway leading to attractive tiered gardens, providing a variety of distinctive and private areas. Currently offering a natural wildlife haven, the garden could be used for vegetable growing or landscaped as one may wish. There is a summerhouse, as well as a useful outbuilding, which provides storage space for garden tools and machinery. The garden space offers prospective purchasers the opportunity to enjoy alfresco dining and to put their own stamp on how it is used.

The rear garden space can also be accessed by a separate pedestrian gateway to the side of the cottage.

The property includes a separate detached stone wall and slate roof workshop, which measures approximately 200 sq ft and is situated a few metres away from the front elevation. This provides a further source of useful storage space, or one that could be used as a workshop or office.

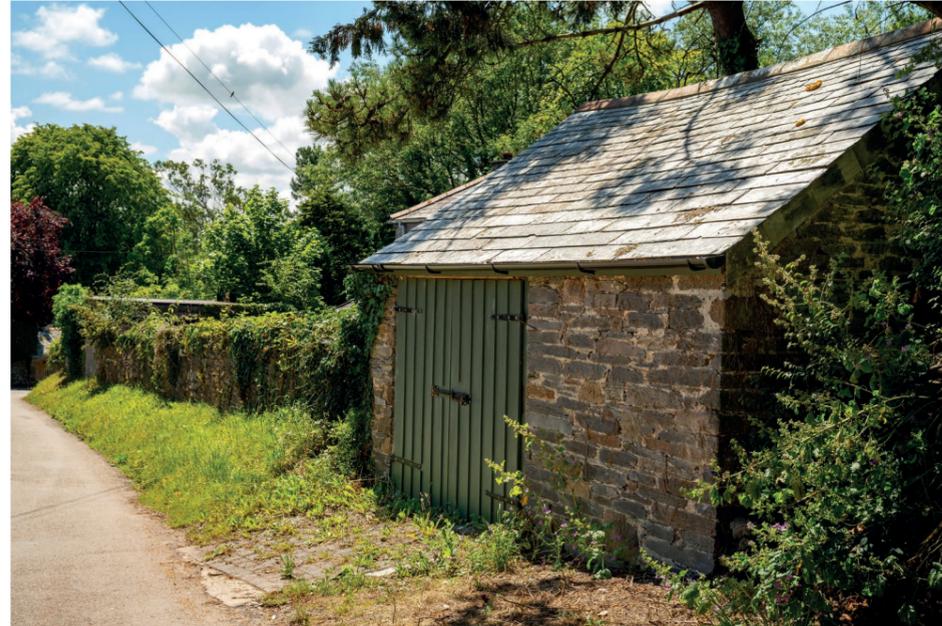
Location

Chapel Amble is a small and picturesque historic village with a beautiful open central green area. It also has various amenities including the popular Maltsters Arms public house as well as a village shop.

The town of Wadebridge is approximately 3.5 miles away and offers a comprehensive range of leisure and shopping facilities, well regarded schools and access to the popular Camel Trail which offers scenic cycling and walking between Bodmin and Padstow.

The property is within easy reach of the Cornish North Coast and several popular sandy beaches including those at Rock, Daymer Bay and Polzeath, which all lie within a 15 minute drive.

The cottage is approximately a 12 minute drive from the ferry at Rock which provides a scenic ride over the River Camel to the town of Padstow. Padstow has a number of popular Michelin-starred eateries including Paul Ainsworth at No.6, as well as Rick Stein's Seafood Restaurant.



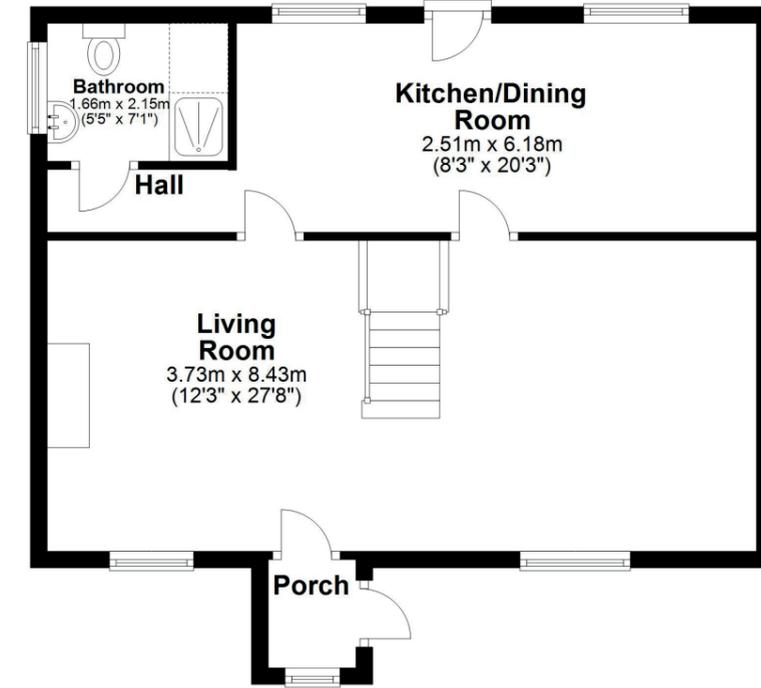
Floor plan

OLD FORGE COTTAGE
 CHAPEL AMBLE
 WADEBRIDGE
 CORNWALL
 PL27 6EU

Approximate gross area:
 88.6 sq ft (953.2 sq m)

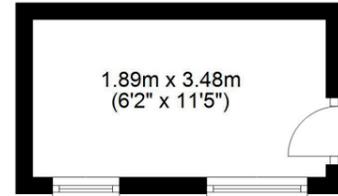
Ground Floor

Approx. 54.9 sq. metres (590.7 sq. feet)



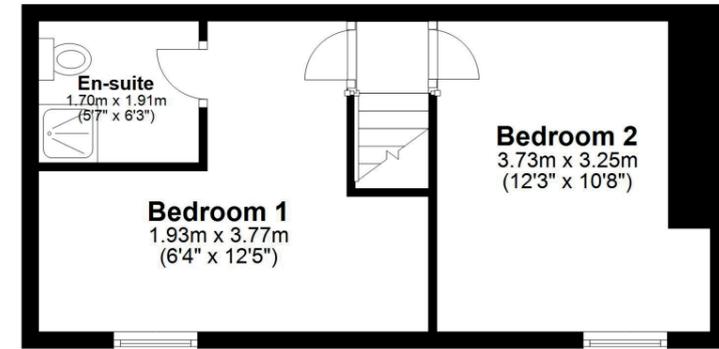
Outbuilding

Approx. 6.6 sq. metres (71.0 sq. feet)



First Floor

Approx. 27.1 sq. metres (291.5 sq. feet)



For illustrative purposes only - not to scale. The position & size of doors, windows, appliances and other features are approximate only.

Method of Sale

The property is offered for sale by private treaty.

Tenure & Possession

Freehold with vacant possession upon completion.

Services

Water - Mains.

Electricity - Mains.

Drainage - Mains.

Heating - Electric.

Broadband - Superfast broadband available (see Ofcom website for more information).

Mobile Coverage - EE, Three, O2 and Vodafone networks all 'Likely' to provide signal for Voice and Data Outdoors, but largely 'Limited' signal Indoors (see Ofcom website for more information).

Please note the agents have not inspected or tested these services.

Additional Information

Parking - the seller informs us that they park on the cobbled area in front of the property, or the area adjacent to the detached workshop. On-street parking is also available.

Property Construction - believed to be of stone and cob construction with a slate roof over.

Wayleaves, Easements & Rights of Way

None noted in respect of the property.

Sporting, Timber & Mineral Rights

Included.

EPC Ratings

Band G.

Council Tax

Band D.

Local Authority

Cornwall Council
New County Hall, Treyew Road, Truro,
Cornwall, TR1 3AY
www.cornwall.gov.uk

Viewings

Strictly by appointment with the agents.

Directions

From Wadebridge, proceed east on the A39 in the direction of Bude. After approximately 0.75 miles, turn left signposted Chapel Amble. Proceed along this road for approximately 1.7 miles and keep to the right where required. Upon entering the village, continue to proceed passing the village pub and post office on your right. Old Forge Cottage will be found on your right-hand side, where a for sale board has been erected.



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Important Information

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