







**Pennard Cottage  
St. Breock,  
Wadebridge  
PL27 7LN**

4 Bedrooms  
2 Reception Rooms  
3 Bathrooms  
202 Sq. Metres

**Guide Price  
£950,000**





## Fine picturesque 4 bedroom house set within very pretty grounds on the north coast of Cornwall. Chain Free.

This delightful home belies its name as it is grander and more substantial than a cottage. The stone built home, under an attractive, recently renovated, rag slate roof, sits overlooking its gardens. Set within a sylvan valley just a few miles from the coast and the town of Wadebridge the property has the advantage of quiet rural living with easy access to amenities.

The front door opens into a reception hall with an attractive slate tiled floor and convenient cloak room. From here an inner door opens to the dining room. The original delabole flagstone flooring has been impeccably maintained and continues through to the sitting room. Recently replaced windows from both rooms overlook the garden. The wood burning stove in the sitting room is an attractive feature. A glazed door leads out to the patio and allows plenty of light to flood in to the room. The stunning kitchen runs along the back of the property. Built and designed by George Robinson Kitchens, a very well respected local cabinetmaker; the kitchen is sure to impress. A range of matching egg-shell blue cabinets include an integrated dishwasher, microwave and Bosch oven. The solid wood countertop has an integral electric hob and surrounds a Belfast sink. There is room for a table and chairs at one end of the kitchen, whilst at the other additional cabinets provide storage and extra preparation space.

Upstairs there are 4 large bedrooms, three doubles and a twin room. The two largest bedrooms have south facing windows and all have plenty of wardrobe space. There are two good sized family bathrooms at either end of the corridor, one a shower room, the other having a bath with shower over.

The property has been impeccably maintained by the current owners, presenting a good opportunity to purchase a delightful family home.

### GROUNDS & GARDENS

The gardens are a delight and an asset to the property. Bordered by a pretty stream the lawned grounds provide a tranquil place to relax. The lower lawned area has steps leading up to a patio, which makes the most of its elevated, south facing orientation. An old stone piggery on the grounds is a useful garden store. Further steps lead up towards the raised gardens behind the house. With mature planting throughout, this is a charming garden which complements the property.

The driveway has ample parking for a number of cars and leads up to a single garage. a large covered porch between the garage and front door is invaluable during the occasional rainy day in Cornwall! To the rear of the garage is a workshop and storage area.

















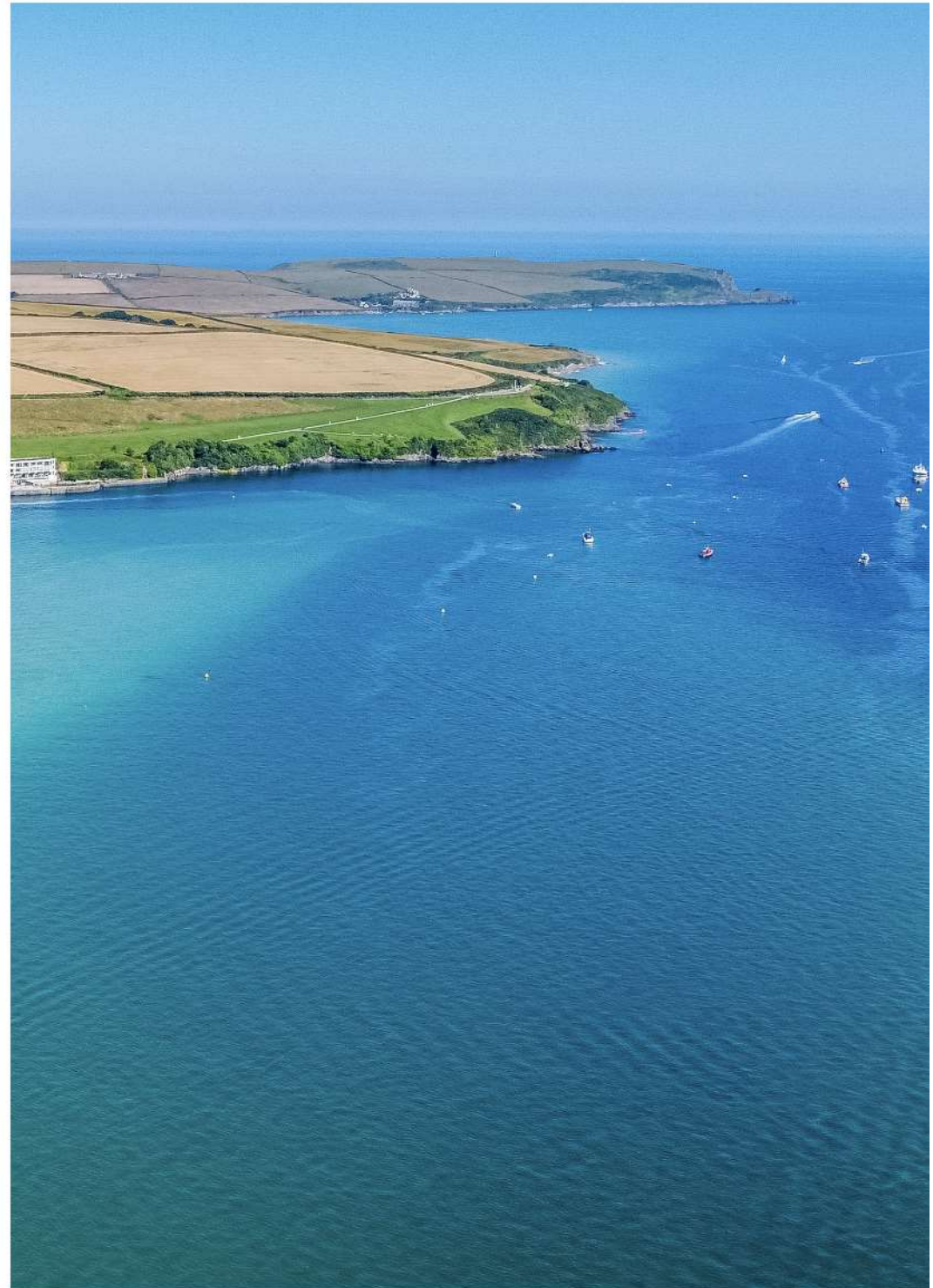
# Surrounding Area

Although being in the heart of some of North Cornwall's finest countryside, the property is within two miles of the centre of the popular town of Wadebridge which has an excellent shopping area, restaurants, cinema, library, medical centre and schooling. The north Cornish coastline, with its beautiful sandy beaches and breathtaking views, is within seven miles.

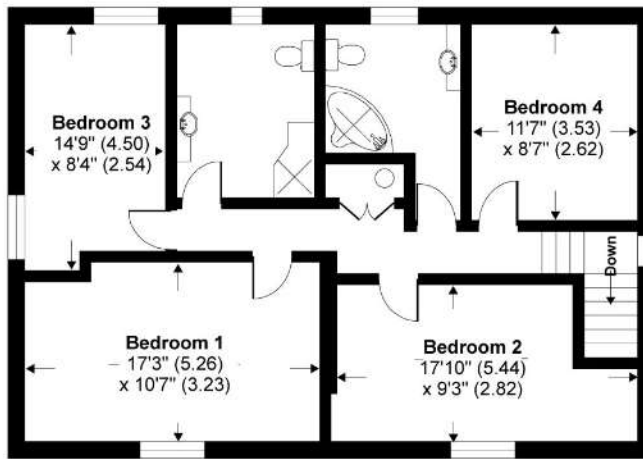
This part of North Cornwall is amongst the most desirable and sought-after in the county. Not least because of the great natural beauty of the countryside and coastline. The opportunities for outdoor pursuits in the area seem endless, with a fine golf course at Trevoise and St. Kew, sailing on the Camel (pictured), wind-surfing or water skiing in the estuary and surfing & swimming from the various sandy beaches, coves and bays; the area is known as having "seven bays for seven days".

The area also has excellent walking including the Camel Trail, which runs along the route of the old railway line between Bodmin and Padstow, and the Saints Way which crosses mid-Cornwall coast to coast from Padstow to Fowey. Passing through valleys, woodlands, pastures, moors and villages, it was once used by pilgrims en route from Ireland and Wales to mainland Europe, avoiding the long and dangerous sea passage around Lands End.

Padstow, which is around 6 miles away by car, has a bustling harbour and an excellent range of shops and pubs etc. The town is famed for its quaint streets, cute cottages and restaurants including Rick Stein's seafood restaurants. Newquay airport is around seven miles away and offers scheduled flights to several airports in the UK and Europe.



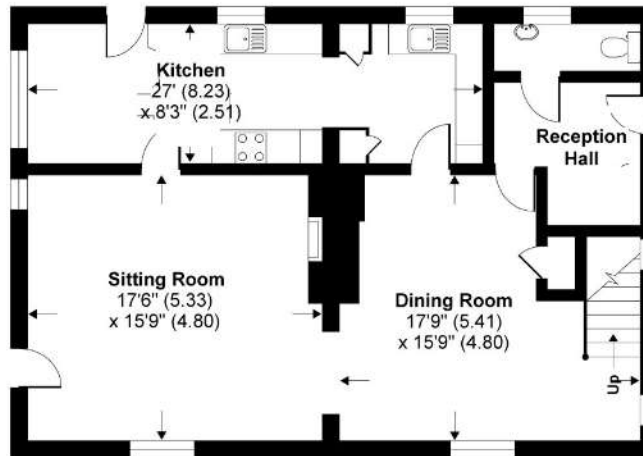




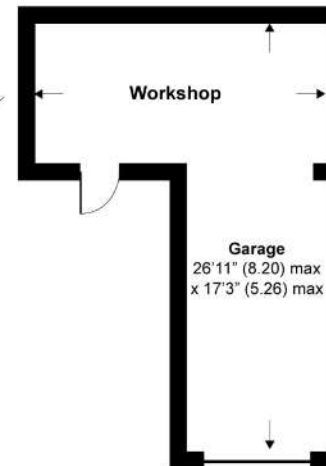
FIRST FLOOR



TOTAL GROSS INTERNAL FLOOR AREA 2180 SQ FT 202.5 SQ METRES  
 MAIN HOUSE INTERNAL FLOOR AREA 1804 SQ FT 167.5 SQ METRES  
 GARAGE INTERNAL FLOOR AREA 287 SQ FT 26.6 SQ METRES  
 SHED INTERNAL FLOOR AREA 89 SQ FT 8.2 SQ METRES



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating	
Current	Potential
Best energy efficient - lowest running costs	
A (92-100)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Worst energy efficient - highest running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

**Additional Information**

The house has oil fired central heating, mains water with drainage going to a septic system within the grounds. The property is rated F for Council Tax purposes.

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