



Mallard Reach

CHAPEL AMBLE



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ESTATE AGENTS





- **Attractive Detached 1930's Dormer Bungalow**
- **Desirable Village within Area of Conservation**
- **Blissfully Tranquil Setting with Views over Surrounding Countryside**
- **Four Bedrooms, Two Bathrooms & Three Reception Rooms**
- **Original Period Features & Scandinavian Wood Burning Stove**
- **Beautifully Enclosed & Private Front Gardens**
- **Landscaped Parking Area & Outbuildings**
- **Successful Holiday Let**



Situated within an area of conservation on the outskirts of this desirable North Cornwall village with views across the Amble Marshes, which itself is a site of special scientific interest, is Mallard Reach. This sympathetically renovated and greatly improved four bedroom detached dormer bungalow was built in 1936 of classic four square design, retaining the integrity and character of the period. The property has a strong contemporary New England style with a highly attractive veranda deck to the front elevation and a large loft conversion providing symmetry. Other notable features include a Scandinavian wood burning stove and painted hardwood windows to the bays



and first floor dormers, original wooden floors in most of the rooms, attractive bay windows, an extension to one side, an oil fired central heating system and south facing enclosed front gardens with views over the surrounding countryside.

With Mallard Reach set back and elevated, the property is approached from a quiet lane onto an impressively landscaped parking area with retaining walls and slate steps leading up to the enclosed front gardens. The garden is mainly laid to lawn with a path running through the middle and well stocked borders and several large trees. To the right is open farmland and far reaching views beyond. There is a gate to one side that gives access to the rear and a separate path runs to the other side. The veranda deck is made of untreated larch, a naturally rot proof softwood supplied from a local Cornish sawmill and runs almost the width of the front of the property. The front door opens into a central hallway with stairs to the first floor. To the left is the lounge with an original stripped wood floor and attractive bay window to the front aspect allowing plenty of light into the room. To the right is an almost identical room which offers a good size double bedroom, again with an original stripped wood floor and attractive bay window to the front aspect. Further down the hall, there is a snug/sitting room to the left while to the right is another double bedroom. At this end of the house is also a single bedroom, bathroom with panelled bath and shower over and separate cloakroom.

The snug/sitting room has stripped wood French doors into the dining room and a serving hatch from the kitchen. There is a Scandinavian wood burning stove and original stripped wood flooring. The original picture rails and built in shelving and cupboards on either side of the chimney breast are certainly worth a mention too. The dining room sits within the extended part of the property. This light and bright room

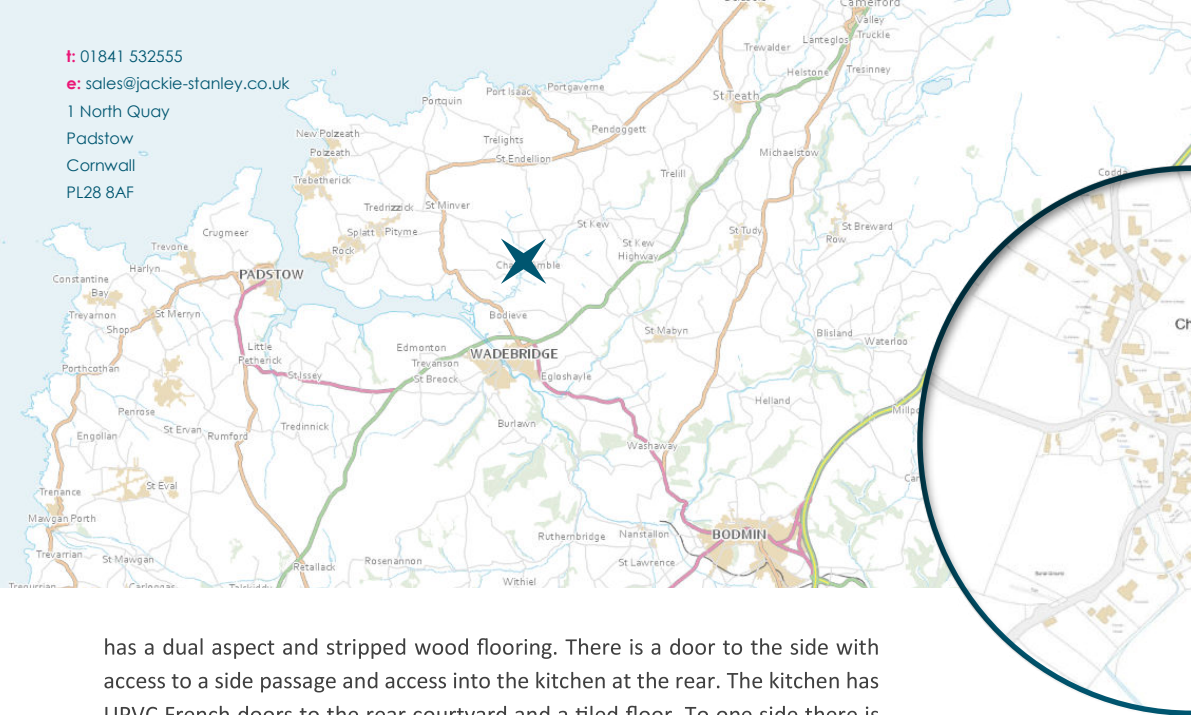
## Mallard Reach, Chapel Amble

PL27 6EU

£730,000 guide



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*'Within an area of conservation on the outskirts of this desirable North Cornwall village with views across the Amble Marshes'*

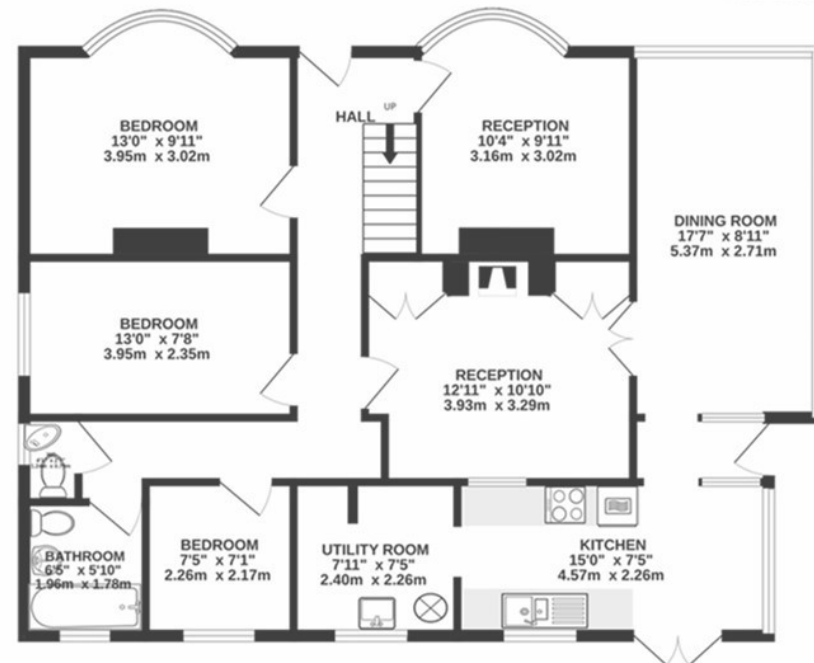
has a dual aspect and stripped wood flooring. There is a door to the side with access to a side passage and access into the kitchen at the rear. The kitchen has UPVC French doors to the rear courtyard and a tiled floor. To one side there is a range of freestanding floor units with an integral hob and eyelevel electric oven. The other side has a ceramic sink inset within a beech block work surface while some original shelving is utilised. A separate utility room houses a new pressurised hot water cylinder and further original cupboards and shelving. The master double bedroom and en-suite bathroom take up the whole of the first floor. This dual aspect room takes advantage of the superb far reaching rural views across the surrounding countryside. The en-suite bathroom comprises a white suite with panelled bath and shower over, wash hand basin and low level flush wc. To the rear of the property is a courtyard with space for a table and chairs and two storage sheds, one with power and water supply. A path leads around the side of the house where there is an outside shower and oil tank. Services to the property include mains water, electricity and drainage with an oil fired central heating system. EPC rating E.

Mallard Reach is situated on the outskirts of the hugely popular and desirable village of Chapel Amble. The village has a rural charm with the extremely popular Maltsters Arms pub renowned for its good food and atmosphere and a shop/post office. Located just four miles away is the stunning sandy beach at Rock, famous for its water sports facilities and Championship Golf Course of St Enodoc. The spectacular beaches of Daymer Bay and surfing mecca that is Polzeath are also within a short distance. The market town of Wadebridge is only four miles distant and offers a diverse and extensive range of shopping and recreational facilities including supermarkets, a cinema, leisure centre and well regarded schools.

To find Mallard Reach, follow the A39 from Wadebridge signposted to Bude. After approximately ¾ of a mile, turn left onto the lane signposted to Chapel Amble. Continue along this lane for approximately 1.7 miles and into the village. Take the right hand lane by the Malsters Arms pub and Mallard Reach is the last property on the left hand side. The postcode for satellite navigation is PL27 6EU. What3words: hits.eventful.essential



FIRST FLOOR



GROUND FLOOR

TOTAL FLOOR AREA : 1318 sq.ft. (122.4 sq.m.) approx.

