

Delphi Cottage

HELLAND



Jackie Stanley
ESTATE AGENTS



- ***Traditional Stone Built Holiday Cottage***
- ***Part of a Small Courtyard Development***
- ***Two Bedrooms***
- ***Stylish Shower Room***
- ***Open Plan Living***
- ***Lovingly Refurbished in a Contemporary Country Style***
- ***Allocated Parking & Communal Grounds***
- ***Located in a Tranquil Hamlet & Perfectly Placed for Exploring the North Cornish Coast***

Delphi Cottage is a traditional stone built holiday cottage and part of a small courtyard development at Tredethy Mews, within the curtilage of the enchanting Grade II listed manor house.

The property is situated in a truly peaceful location, in the hamlet of Helland surrounded by miles of open countryside and woodland. With the nearby 14th century medieval bridge over the river Camel, and the Iron Age rounds at Pencarrow to the Norman church at nearby Saint Mabyn, it is certainly an area steeped in history.

Delphi Cottage is one of nine cottages in the mews. The cottages are set within a walled courtyard and accessed via a five bar gateway to the front leading into the courtyard. There is a large gravelled area





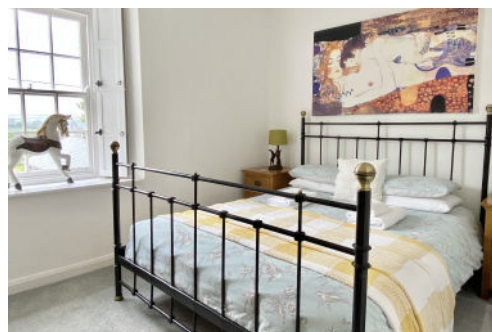
providing allocated parking for the cottages and Delphi Cottage has a small seating area to the front.

Internally, Delphi Cottage has been lovingly refurbished by the current vendors in a contemporary country style. The living accommodation is of open plan design with wall paneling, tiled flooring and an impressively high ceiling. The kitchen is of modern shaker style, a duck egg blue with contrasting grey work surfaces and integrated oven, hob, dishwasher and fridge/freezer.

The first floor is home to two bedrooms, a double and a single both with sliding sash windows. The double also has a recessed wardrobe. The shower is stylish and classic in finish, with a walk-in shower and traditional fixtures and fittings.

Services to the property include mains water and electricity with a private drainage system and a new electric boiler fitted to lower the carbon footprints. EPC rating D. Council tax band A.

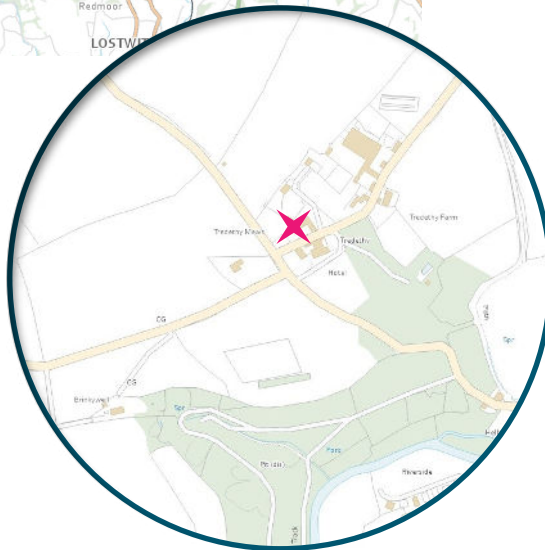
Delphi Cottage, Helland
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 £245,000 guide



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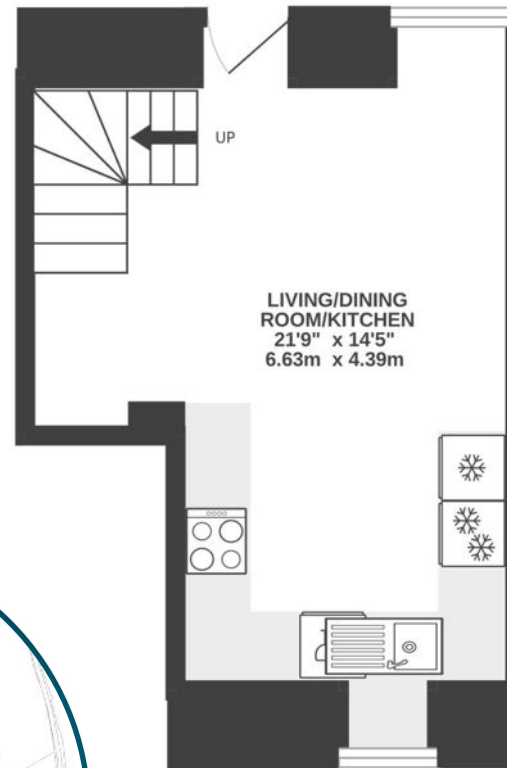


Delphi Cottage is perfectly placed for exploring North Cornwall's renowned surfing beaches and myriad of rocky coves, rugged cliffs and pretty fishing villages. Polzeath, Port Isaac, Boscastle, Tintagel, Padstow and Newquay are all within a 30 minute drive. Bodmin at 3.2 miles, Wadebridge at six miles and Rock at twelve miles are the nearest towns. The nearest mainline station is Bodmin Parkway which is approximately seven miles distant with the nearest airport at Newquay nineteen miles away. Just 2.5mi away is the A30 trunk road providing easy access to the entire South West and all that Cornwall has to offer.

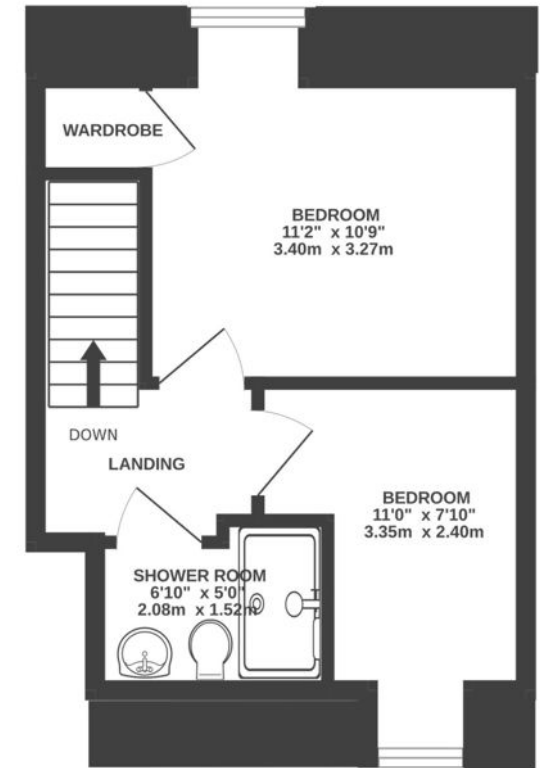


To find Delphi Cottage, from the A389 road between Wadebridge and Bodmin take the B3266 towards Camelford. Continue along this road for approximately two miles before turning right at signs to Helland. Follow this lane for 0.5 miles to the end then turn left then immediately right. Tredethy Mews can be found along on the left hand side. The postcode for satellite navigation is PL30 4QS. What3words: suits.earpiece.flinch

GROUND FLOOR
241 sq.ft. (22.4 sq.m.) approx.



1ST FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 504 sq.ft. (46.8 sq.m.) approx.

"A traditional stone-built holiday cottage and part of a small courtyard development at Tredethy Mews"