



Jackie Stanley
ESTATE AGENTS

Pump Cottage
TREDINNICK



- ***Pretty Detached Single Storey Cottage in Idyllic Peaceful Hamlet***
- ***Idyllic Peaceful Hamlet on the Outskirts of St Issey Village***
- ***Two Double Bedrooms/One Family Bathroom***
- ***Light & Bright Open Plan Living Accommodation***
- ***Open Fireplace & UPVC Double Glazing***
- ***Detached Outbuilding & Driveway Parking***
- ***Mature Private Garden with Established Shrubs & Trees***
- ***A Short Drive from Picturesque Padstow & the North Cornish Coastline***



Pump Cottage is a pretty single storey cottage situated in the idyllic leafy hamlet of Tredinnick, just 1.3 miles from the popular village of St Issey and just five miles distant of the vibrant picturesque harbour town of Padstow on the North coast of Cornwall.

Built by our clients some thirty years ago and as illustrated on the accompanying floorplan, the accommodation briefly comprises an open plan living space full of natural light. The focal point being the large central fireplace for those cosy nights. French doors open onto the garden and the kitchen has a farmhouse style with a range of base cabinets and drawers with freestanding

appliances. The cottage has two genuine double bedrooms and a family bathroom with a paneled bath, electric shower and white porcelain sanitary ware.

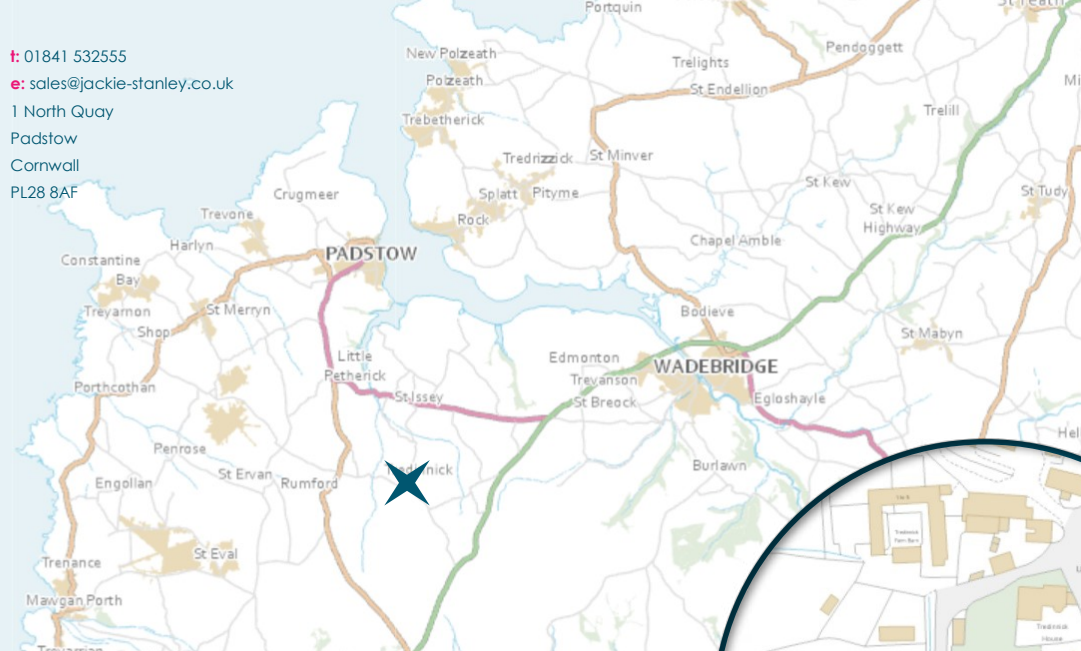
The garden is secluded, private and established with a mature variety of plants, shrubs and trees together with a south facing suntrap patio perfect for al fresco dining. There is a detached covered outbuilding, excellent for storage, and ample driveway parking to the front. Services to the property include mains water and electricity, private drainage and oil fired central heating. EPC rated D. Council tax band C.

Pump Cottage sits within the idyllic hamlet of Tredinnick on the outskirts of the beautiful Cornish village of St Issey, located between the picturesque fishing harbour of Padstow and the thriving market town of Wadebridge. The village is home to the very popular 17th Century Ring O'Bells Inn which has a fantastic reputation for good food and a welcoming atmosphere. Within a mile is the Journeyman Restaurant at Mellingey Mill, Little Petherick. Other amenities include a church, village hall and primary school.

Pump Cottage, Tredinnick, St Issey **PL27 7QZ £380,000 guide**



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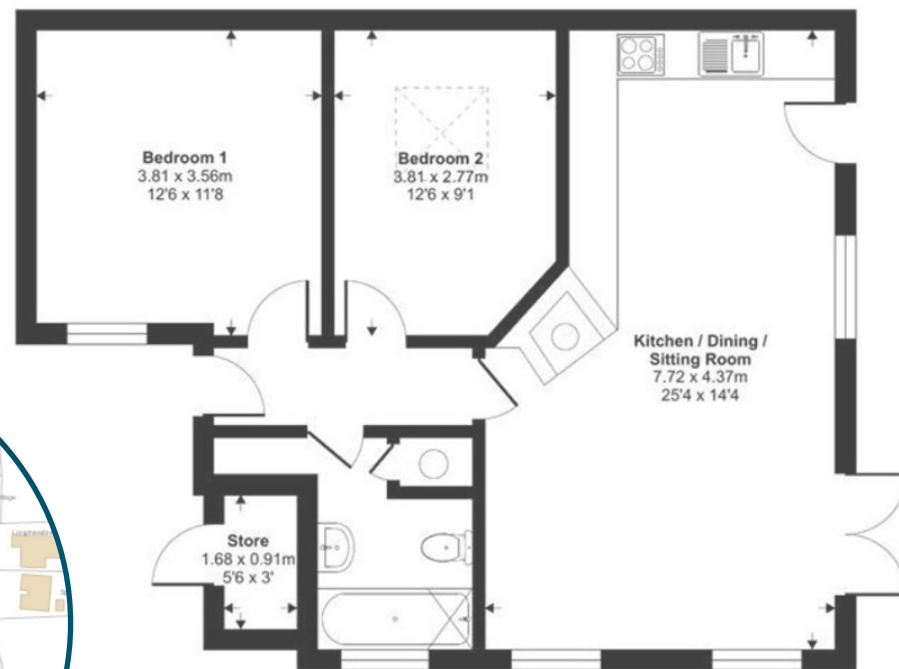


Walks down to the Camel Trail and the Saints Way are easily accessible and the stunning beaches of the North Cornish coast are just a short drive away.

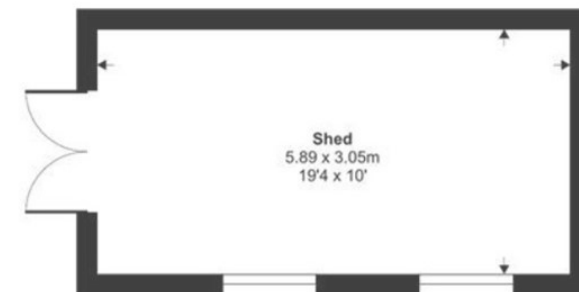
The historic and picturesque fishing town of Padstow is just three miles distant and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant.

Wadebridge is a thriving market town on the river Camel, which offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately twenty miles distant with the nearest airport at Newquay just nine miles away, providing domestic and international flights.

To find Pump Cottage, leave Padstow and follow the A389 for approximately 1.5 miles passing Trevisker Garden Centre along the way. Turn left at the signpost to Wadebridge and St Issey and follow the A389 down through Little Petherick and out the other side. Enter St Issey and then turn right at the Ring O'Bells Inn. Follow the leafy lane for approximately 1.3 miles passing through the hamlet of Trenance along the way. Upon entering the hamlet of Tredinnick, take the second turning on the right and Pump Cottage can be found along on the right hand side. The postcode for satellite navigation is PL27 7QZ. What3words: stroke.brisk.debt



TOTAL APPROX FLOOR AREA 910 SQ.FT. (85 SQ.M.)



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