

Brooklands

WITHIEL



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ESTATE AGENTS



- *Nestled in an Idyllic Rural Hamlet*
- *Handsome Detached Period Home with 0.45 Acres of Beautiful Gardens & Grounds*
- *A Wealth of Originality with Character in Abundance*
- *Four Bedrooms & Three Reception Rooms*
- *Generous Accommodation of almost 1,700 Square Feet*
- *Detached Garage & Driveway Parking*
- *Tranquil Rural Position within easy reach of Bustling Wadebridge & the Rugged North Coast*
- *Cash buyers only—Septic Tank requires replacement / relocation*



As idyllic and picturesque as its rural surroundings yet a short drive from bustling Wadebridge and the rugged North Cornish coast, Brooklands is a fine stone built detached period home which exhibits a wealth of originality, charm and tradition.

On the market for the first time in over 30 years, Brooklands is situated in the hamlet of Tregawne near Withiel, a truly tranquil locale with the property set amongst 0.45 acres of beautiful gardens and grounds. With just a few nearby neighbours, the property is surrounded by forestry and countryside in all its rural splendour, designated an Area of Great Landscape Value.

Noteworthy features include beamed ceilings, thick stone walls, window seats, timber sliding sash windows, an Aga and working fireplace.

As the accompanying floorplans illustrate, Brooklands offers almost 1,700 square feet of accommodation. The four bedrooms to the first floor include three doubles all with a delightful front aspect and two with built in wardrobes. The property has a first floor bathroom and ground floor shower room together with a relaxing landing space with built in bookcase.

The ground floor has no less than three reception rooms including a conservatory that leads into a lovely seating area, a comfortable sitting room complete with fireplace and separate dining room. The kitchen is fitted with a range of cabinets and drawers and complete with an oil fired Aga, dishwasher and fridge. Additionally, there is a utility/boot room with a stable door leading to the garden.

Brooklands has a gorgeous mature garden extending to approximately 0.45 acres with a huge swathe of lawn stretching across the rear and side of the property. There is a

Brooklands, Withiel, PL30 5NR

£645,000 guide



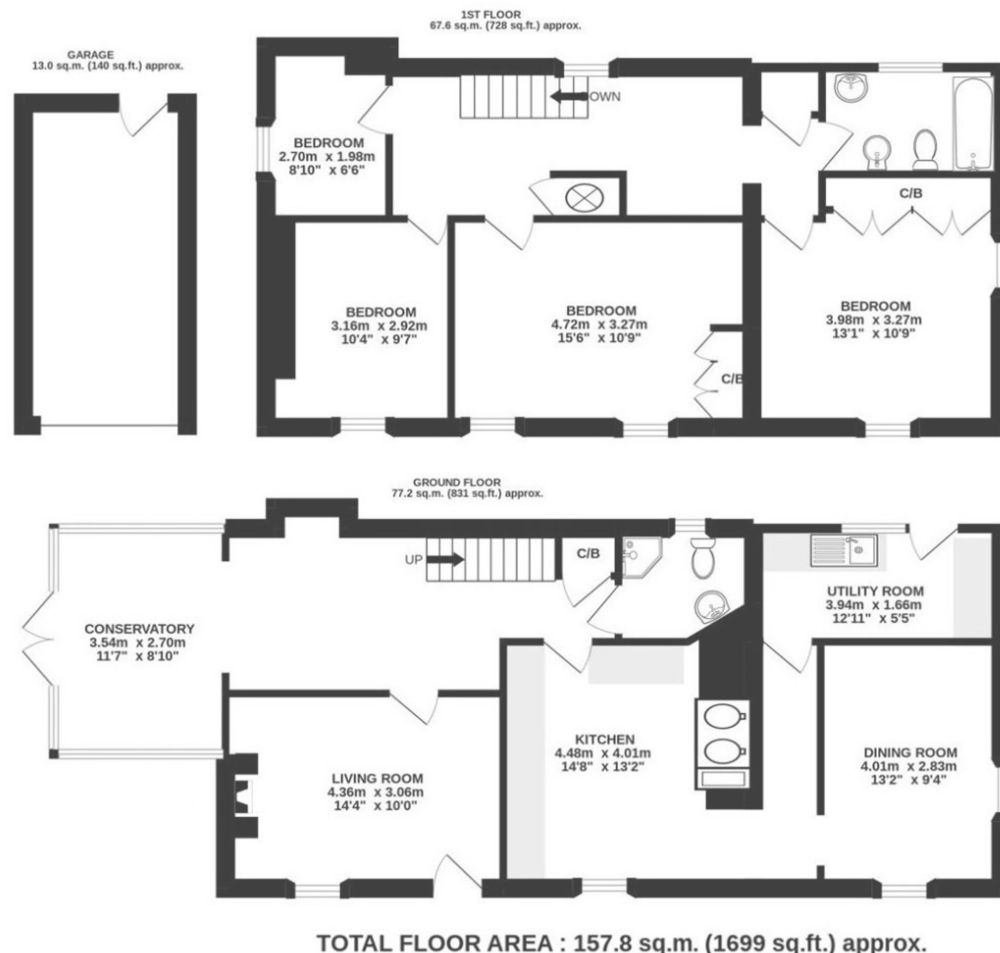
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productive orchard, summerhouse, garden shed and a west facing sunken patio leading from the conservatory. The detached garage and driveway parking complete the offerings. Services to the property include mains electricity, private metered water, oil fired central heating, private drainage and broadband. EPC rated F. Council tax band is E.

Brooklands is situated in the tranquil rural hamlet of Withiel, a picturesque rural setting with both the larger towns of Bodmin and Wadebridge only a few miles away, The ever popular Camel Trail linking Padstow on the north coast with Bodmin Moor is close by with Hustyns woods on the doorstep providing walking, cycling and horse riding routes. The bustling market town of Wadebridge is just a five mile drive. This thriving town sits on the river Camel and offers a fine selection of independent shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets.

To find Brooklands, follow Trevanion Road south from Wadebridge town centre and continue along this road for approximately 3 miles passing the crossroads at Burlawn along the way. After almost 3 miles there is a left hand turn signposted to Withiel & Ruthern. Follow this lane for approximately two miles and Brooklands can be found along on the left hand side. The postcode for satellite navigation is PL30 5NR. What3words: catchers.social.leaps



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