



3 Bureau Place

WADEBRIDGE



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ESTATE AGENTS



- **Charming Character Cottage Located Close to the Camel Estuary**
- **Super Convenient Location in Bustling Wadebridge**
- **Three Bedrooms & Sizeable Family Bathroom**
- **Modern Equipped Kitchen**
- **6m Living/Dining Room with Beautiful Parquet Flooring**
- **Wood Burning Stove**
- **Enclosed Rear Courtyard with Decking & Garden Shed**
- **Rentable Parking Space Adjacent**



This adorable three bedroom character cottage is located on the Northern side of the market town of Wadebridge.

3 Bureau Place has a wonderful ambience and would make for a very comfortable main home, second home or investment.

Noteworthy features include a wood burning stove, a modern fitted and equipped kitchen, UPVC double glazed windows and doors, characterful walls and timber detailing, parquet flooring and mains gas central heating.

The accommodation comprises a 6m open plan living/dining room with a parquet floor, attractive timber arch and feature wood burning stove on a slate hearth. There is ample space for sofas, dining table and chairs and occasional furniture with a window and window seat to the front elevation. To the rear of the cottage is a modern fitted kitchen complete with a freestanding gas cooker, fridge/freezer, dishwasher and washing machine.

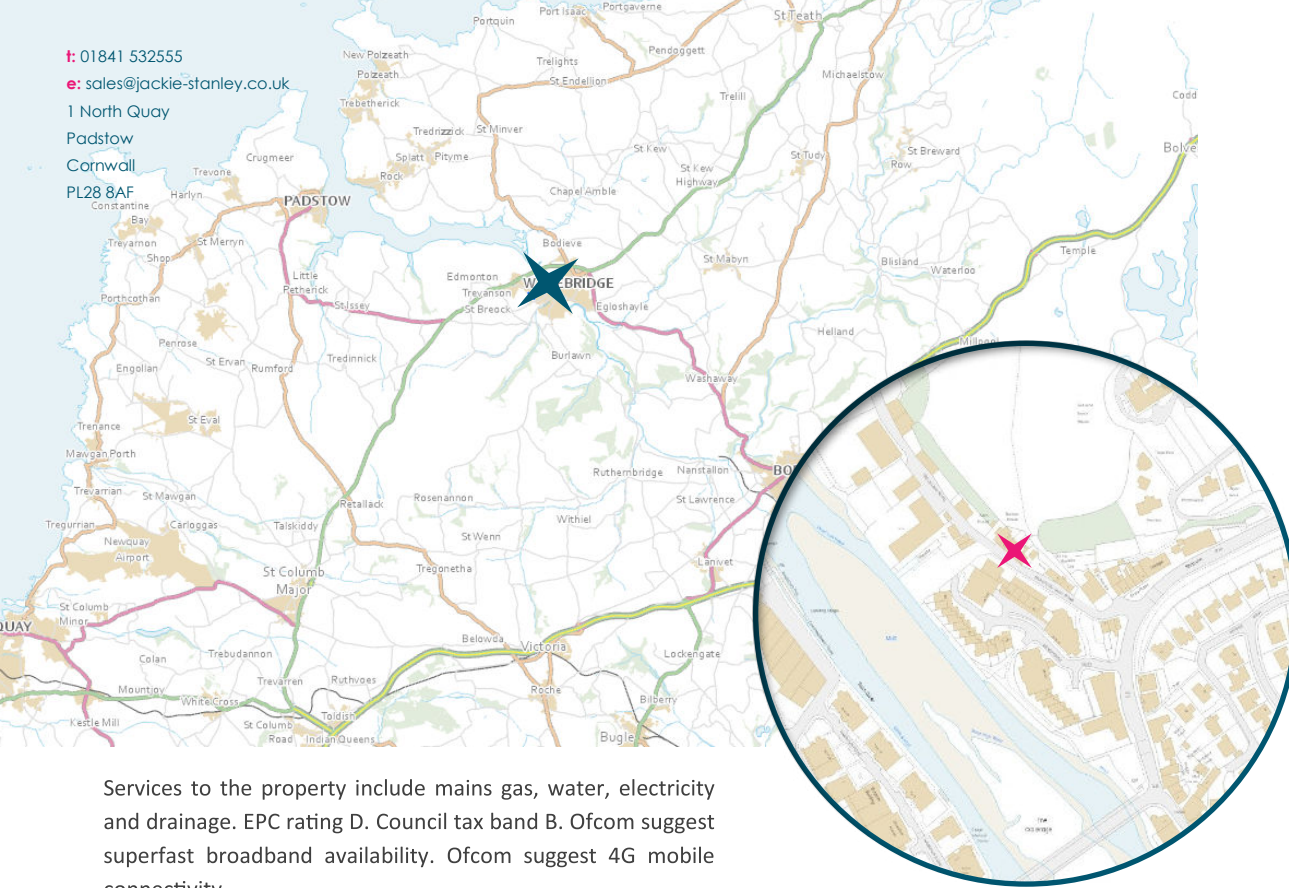
Up on the first floor is a good size double bedroom with high ceiling, beams and stripped wood floor. The second and third bedrooms are considered single rooms both with an aspect over the rear garden. The family bathroom has a high ceiling with beams, stripped wood floor, panelled bath, curved glass shower enclosure, heated towel rail and white sanitary ware.

The courtyard garden to the rear is fully enclosed, part gravel and part decked with a garden shed and timber fence boundaries. We understand an off road parking space is available for approximately £200pa just across from the cottage. We understand a pedestrian right of way exists across the courtyard for the benefit of the neighbouring properties.

3 Bureau Place, Wadebridge PL27 **6DD £267,500 guide**



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Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band B. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile connectivity.

Located on the river Camel just eight miles upstream from picturesque Padstow and less than six miles from sought after Rock, Wadebridge has a long rich history and has grown in significance and reputation over the years. The town provides a fine selection of independent shops, cafes and restaurants as well as an array of amenities including a sports centre, gyms, a cinema, primary and secondary school and an extensive selection of supermarkets.

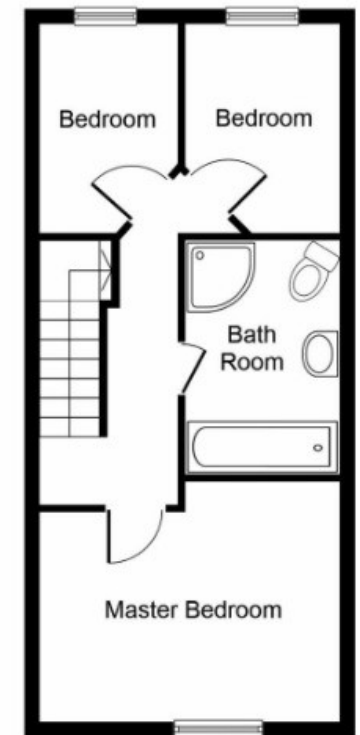
Wadebridge also enjoys the famous Camel Trail, a popular and almost level cycle route which runs between Padstow and Bodmin, formerly the railway track. The nearest mainline station is Bodmin Parkway which is approximately thirteen miles distant with the nearest airport at Newquay just twelve miles away.

The historic and picturesque fishing town of Padstow is just an eight mile drive 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.

To find 3 Bureau Place, from Wadebridge town centre cross the bridge and then turn left at the mini roundabout onto Gonvena Hill. Take the next left into Bradford Quay Road and follow it round. 3 Bureau Place can be found along on the right hand side. The postcode for satellite navigation is PL27 6DD. What3words: decks.ushering.costumed



Ground Floor



First Floor