



Oaklea

WITH IELGOOSE MILLS



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ESTATE AGENTS



- ***Nestled in an Idyllic Rural Hamlet***
- ***Detached Bungalow with Approximately 0.45 Acres of Mature Gardens & Grounds***
- ***Two Double Bedrooms & Two Reception Rooms***
- ***Large Attic with Potential for Conversion***
- ***Sunroom and Garden Shed***
- ***Detached Garage & 2 Driveways with Parking for several cars***
- ***Solar PV Array with Generous Feed-in Tariff***
- ***Beautifully Tranquil Rural Position within easy reach of Bustling Wadebridge, the Camel Trail, Rugged North Coast & the A30***

As characterful as its rural surroundings yet a short drive from bustling Wadebridge and the rugged North Cornish coast, Oaklea is an idyllically situated home nestled within established and mature large gardens and grounds.

On the market for the first time in 20 years, Oaklea can be found in the hamlet of Withielgoose Mills - a truly tranquil locale with the property sat within a generous plot of approximately 0.45 acres. With just a few nearby neighbours, Oaklea is surrounded by pretty cottages and countryside in all its rural splendour, designated an Area of Great Landscape Value.

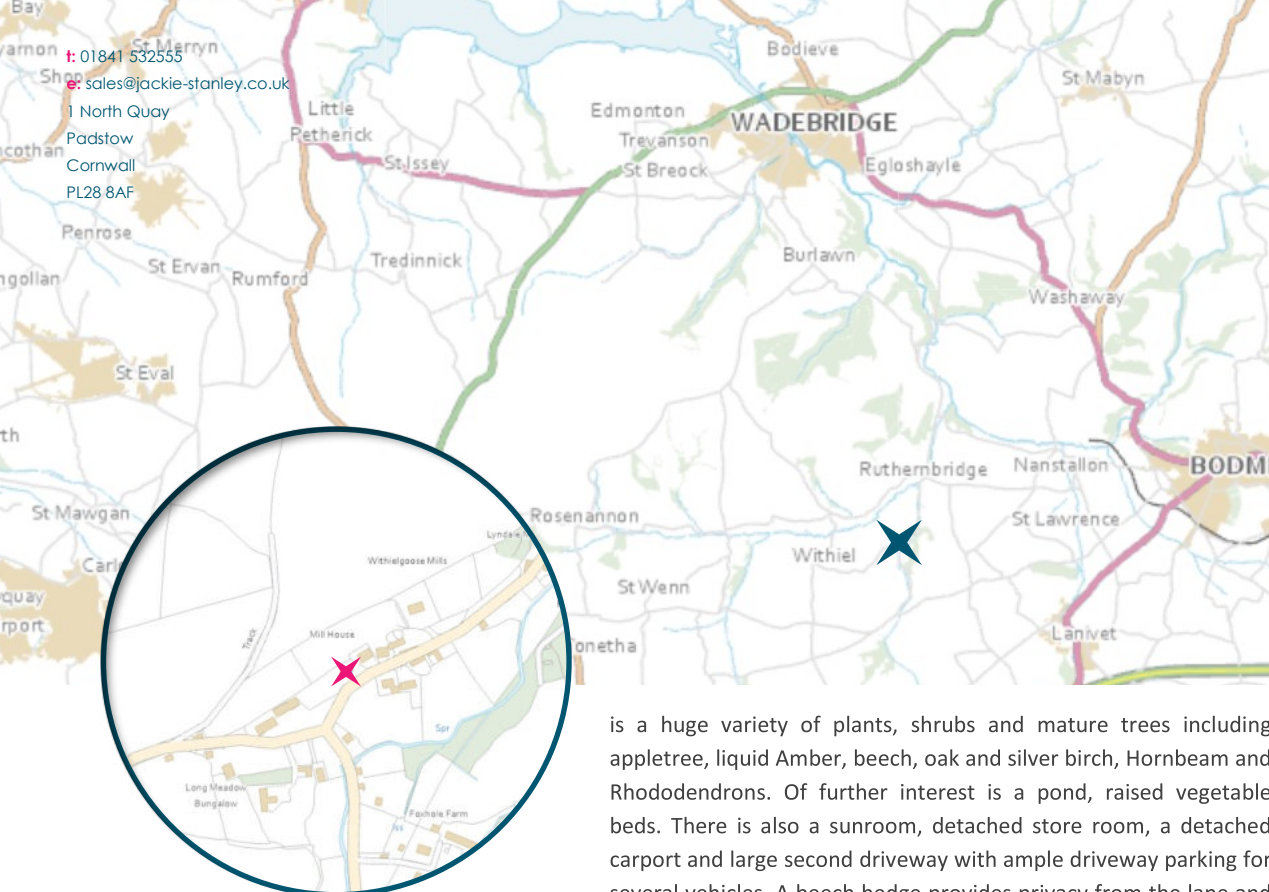
The property is accessed via front entrance hallway or the kitchen. The entrance hallway is a good size and welcomes visitors into the centre of the property with access on the left to the dining room and living room or to the first of the double bedrooms on the right. The living room in particular is a light bright room with a dual aspect and inset wood burning stove set within a granite fireplace. Following on from the entrance hallway is the family bathroom with a shower over bath and heated towel rail, second double bedroom and kitchen. The loft hatch is found in the hallway, above which is a large partially boarded attic with great potential for conversion—subject to obtaining the necessary planning permission and building control consents.

The kitchen is fitted with a range of bespoke French oak cabinets and drawers and also has space for a dishwasher, washing machine and fridge/freezer. There is also access to the garden and first driveway. There are thermostatically controlled panel heaters across the property.

Oaklea has stunning mature gardens extending to approximately 0.45 acres with a large swathe of lawn stretching away to the left hand side of the property. There

Oaklea, Withielgoose Mills, PL30 5LT £475,000 guide



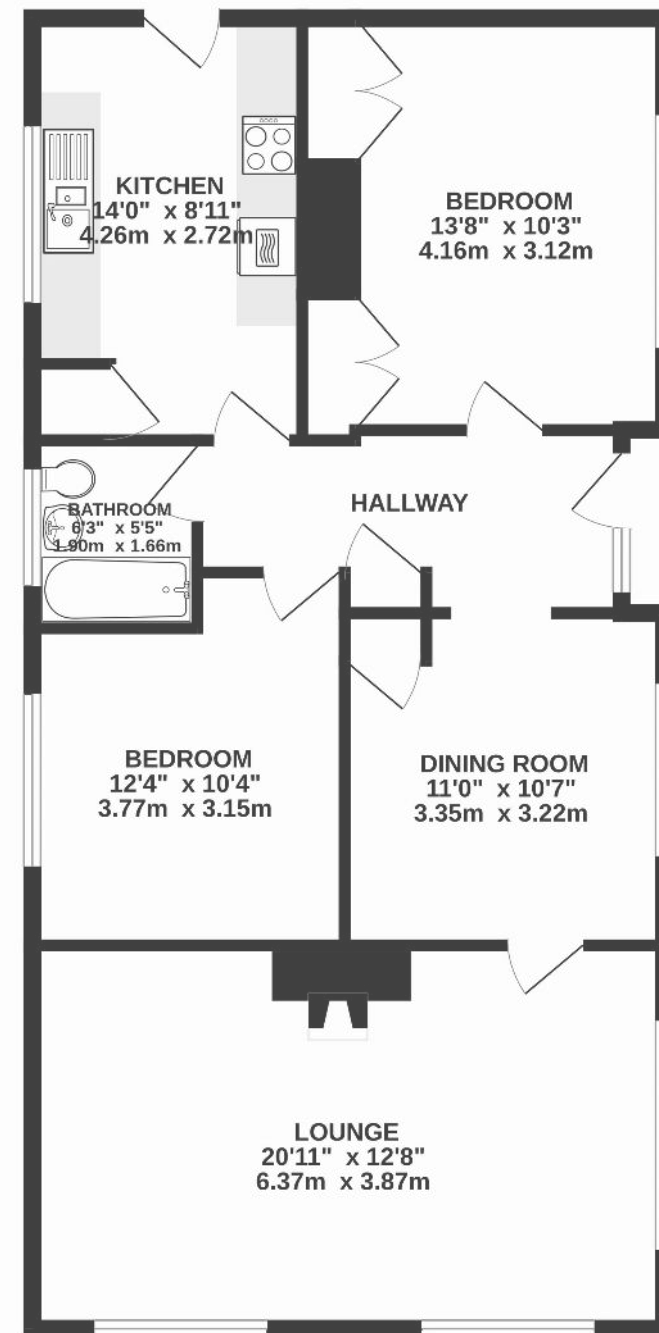


is a huge variety of plants, shrubs and mature trees including appletree, liquid Amber, beech, oak and silver birch, Hornbeam and Rhododendrons. Of further interest is a pond, raised vegetable beds. There is also a sunroom, detached store room, a detached carport and large second driveway with ample driveway parking for several vehicles. A beech hedge provides privacy from the lane and a Cornish wall separates the garden from the field behind.

Services to the property include mains water and electricity and private septic tank drainage. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile coverage. EPC rating E. Council tax band D. There are solar panels with a generous feed in tariff, details available on request.

Oaklea is situated in the tranquil rural hamlet of Withielgoose Mills, 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 Grogley woods on the doorstep as well as Hystyns woods 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 Oaklea, from Winnards Perch Roundabout coming from Wadebridge, take the first exit for Ruthernbridge, onto the B3274, follow for approx. 1.3 mil, as the road bears around to the right take a left, continue for 3.5 miles, at crossroads continue straight over, after 0.3 miles bear left, when entering the village of Withielgoose Mills continue around corner and Oaklea can be found on the left hand side. The postcode for satellite navigation is PL30 5LT. What3words: campfires.iteration.retaliate



TOTAL FLOOR AREA : 881 sq.ft. (81.9 sq.m.) approx.