

Meadowside

Burlawn

MEADOWSIDE
COTTAGE



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ESTATE AGENTS



- **Gorgeous Grade II Listed Detached Cottage in Tranquil Hamlet**
- **Conveniently Situated Less than Two Miles of the Bustling Market Town of Wadebridge**
- **Three Double Bedrooms with Master En-Suite Bathroom**
- **Modern Kitchen with Granite Work Surfaces**
- **Packed Full of Originality & Characterful Features**
- **Two Generous Reception Rooms with Stone Fireplaces, Wood Burning Stove & Esse Range**
- **Mature Garden & Beautiful Views across Farmland Towards Hustyn Wood**
- **Attached Garage, Ample Driveway Parking & Detached Stone Outbuilding**

Located in the peaceful and pretty rural hamlet of Burlawn just a couple of miles outside of the hugely popular market town of Wadebridge sits Meadowside Cottage, a striking grade II listed detached cottage offering a wealth of originality with a contemporary style.

Beyond the five bar gate entrance is a haven of tranquillity, a beautiful garden full of mature and established shrubs and trees backed by farmland with views towards Hustyn Wood.

Thought to date back some 400 years, Meadowside Cottage oozes charm, character and history juxtaposed by a considerate contemporary style. The three first floor bedrooms are full of natural light and height, each with a vaulted ceiling and original beams. The master bedroom, in particular, is a delightful room with a triple aspect, feature fireplace and an en-suite bathroom. The first floor is complete with a family shower room.

The ground floor living accommodation is divided into three distinct areas. An endearing entrance vestibule precedes the large living room with its beamed ceiling, chunky walls and original fireplace housing a wood burning stove.

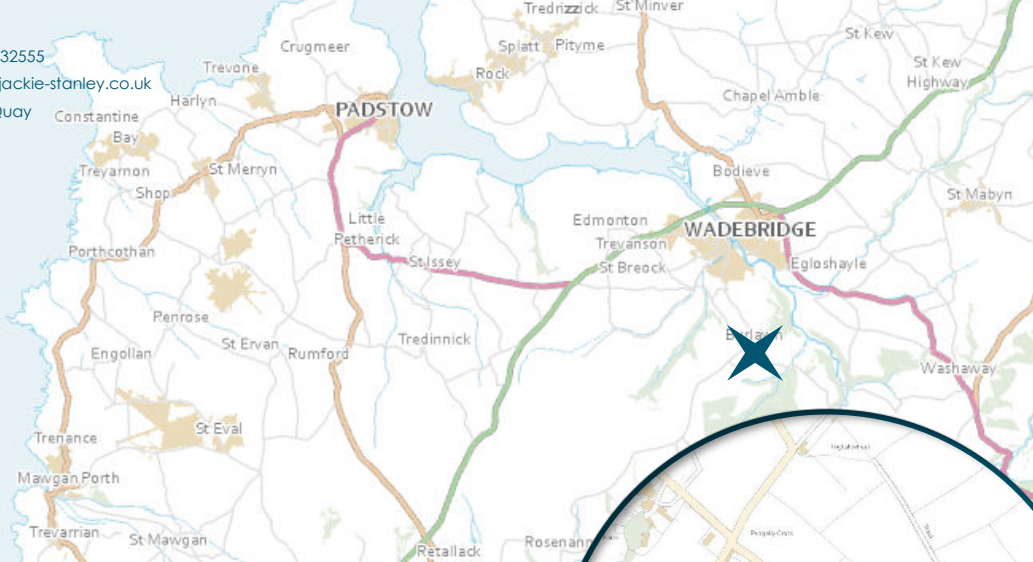
At the far end of the building is the dining room with slate floors underfoot, beamed ceiling, window seat, exposed stone fireplace, cloam oven and Esse range. Between the two reception rooms is the kitchen, fitted with a modern range of pale blue cabinets and drawers and black granite work surfaces. The staircase rises to the first floor from here and there is a quarry tiled floor.

Meadowside, Burlawn, PL27 7LD

£595,000 guide



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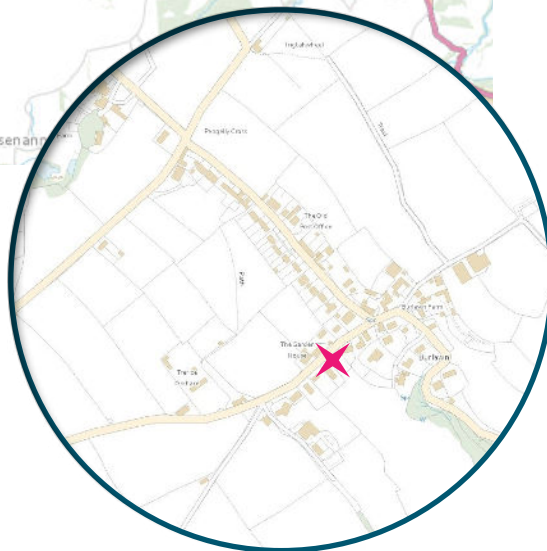
To the side of the cottage is an attached garage with traditional side hinged doors, housing utility white goods. To the side of the garage is a detached stone outbuilding. The aforementioned gardens include a patio and garden room/shed, optimally positioned to savour the far reaching rural views to Hustyn Wood. There is ample off road parking available on the gravelled driveway, securely located behind the five bar gate.

Services to the property include mains water and electricity, private drainage and an oil fired central heating system. EPC rating E. Council tax band E. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile coverage.

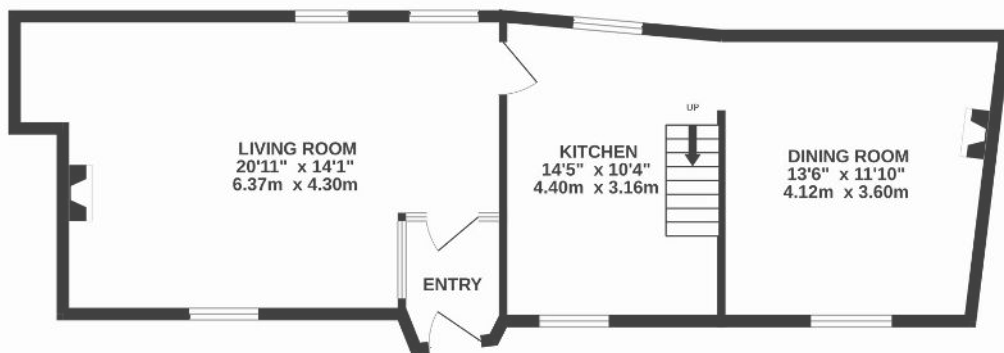
Burlawn is a pretty hamlet on the edge of forestry land less than two miles from the thriving market town of Wadebridge. Wadebridge, which sits on the river Camel, offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. Wadebridge also enjoys the Camel Trail, a popular and almost level cycle route which runs between Padstow and Bodmin, formerly the railway track. The town is equal distance from the harbour town of Padstow with all its restaurants and quaint shops and the watersports haven of Rock. The nearest mainline station is Bodmin Parkway which is approximately 15 miles distant as is the nearest airport at Newquay.

To find Meadowside, follow Trevanion Road south from Wadebridge town centre and continue along this road for approximately 1.5 miles. Just after a sharp right hand bend, take the next left signposted Burlawn at the crossroads and follow this lane down into the village. Turn right at the next junction and Meadowside can be found along on the left hand side. The postcode for satellite navigation is PL27 7LD. What3words: evoke.zone.yourself

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TOTAL FLOOR AREA : 1248 sq.ft. (115.9 sq.m.) approx.



GROUND FLOOR
 624 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
 624 sq.ft. (58.0 sq.m.) approx.