Rooky's Nook
TREWALDER
Jackie Stanley
ESTATE AGENTS

- ***Glorious One Bedroom Detached Barn Conversion***
- ***Bursting with Character & Cottage Charm***
- ***Inglenook Fireplace & Beamed Ceilings***
- ***0.25 Acres of Mature Private Gardens***
- ***Ample Graveled Driveway Parking***
- ***Established & Successful Holiday Let***
- ***Exceedingly Tranquil Location in Quiet Hamlet***
- ***Located within a Short Drive of the Rugged North Cornish Coastline***

Situated in a peaceful yet accessible rural hamlet just three miles inland from the rugged North Cornish coast is Rooky's Nook, a detached barn conversion of immense quality believed to be a former blacksmiths forge.

This beautifully presented one bedroom cottage provides spacious accommodation over two floors and offers the best of contemporary luxury with delightful Cornish cottage charm.

Rooky's Nook was skilfully and sympathetically converted in 2004 and benefits from luscious and mature landscaped gardens and grounds extending to approximately 0.25 acres together with well stocked borders creating a haven of tranquillity.

Rooky's Nook is an established and profitable holiday cottage, details of which are available on request and up-to-date booking information and availability can be found at classic.co.uk

The accommodation comprises an inviting lounge/dining room with a slate floor and open Inglenook fireplace, rough cast walls and exposed ceiling beams. The garden room extension is a great addition and offers a south facing aspect over the properties own private garden. There is a modern fitted kitchen with an integrated dishwasher, ceramic hob, electric cooker and a part glazed wooden stable door to the rear patio terrace and garden. A good size ground floor cloakroom is also home to the oil fired boiler with plumbing and appliance space for a washing machine and tumble dryer. Up on the first floor is a large double bedroom with an exposed wooden floor and rough cast walls together with a highly attractive and stylishly designed en-suite bathroom with both bath and shower facilities.

Extending to approximately 0.25 acres are the private landscaped gardens of Rooky's Nook. These well stocked and mature gardens are mainly laid to lawn with established and defined hedge and fence boundaries and an impressive range of shrubs and specimen trees. To the front of the property is a gated gravel driveway bounded by a Cornish boundary stone wall. There is a pedestrian right of way to the adjacent cottage via a gate to the side of the driveway. Services to the property include mains water and electricity, private septic tank drainage and an oil fired central heating system. EPC rating TBC. Council tax band TBC. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile connectivity.

Rooky's Nook, Trewalder, PL33 9ET

£425,000 guide

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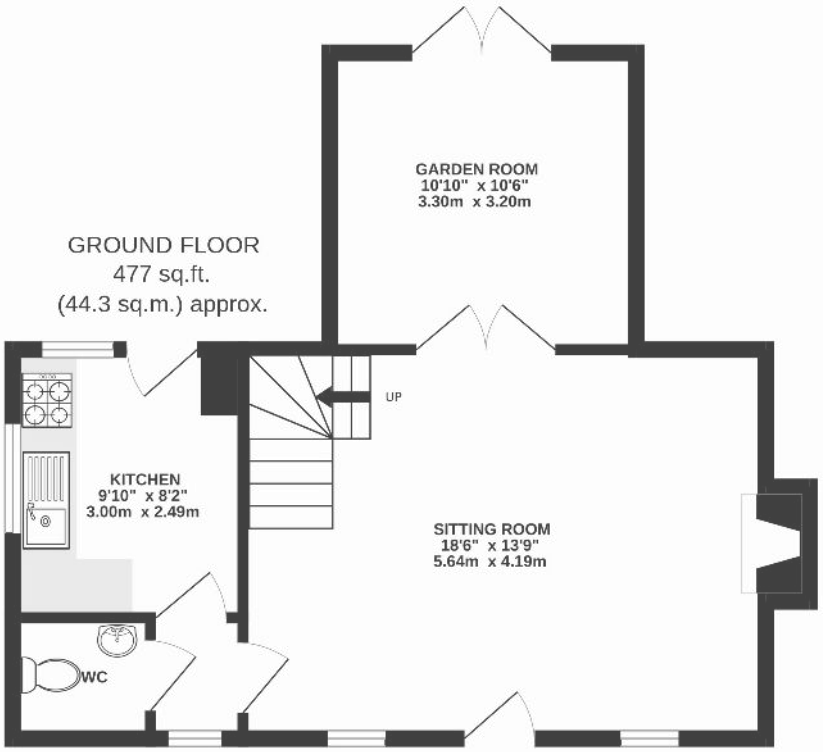
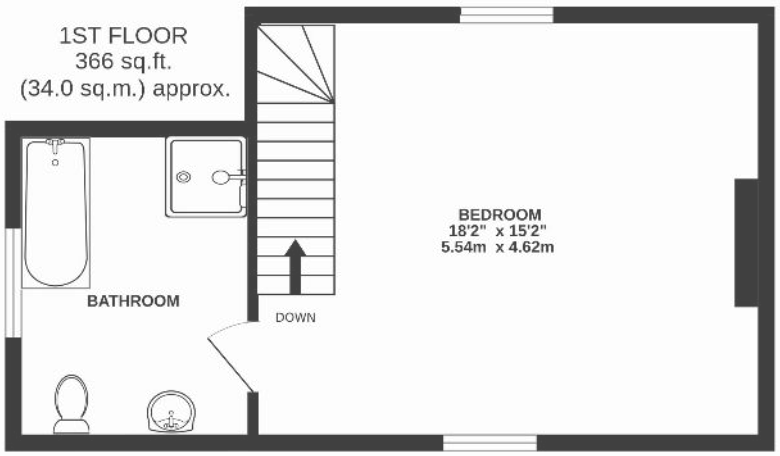
Rooky's Nook lies in the peaceful, yet accessible, rural hamlet of Trewalder, less than three miles from the rugged North Cornish coast. Located on the edge of an Area of Outstanding Natural Beauty, the property is but a short drive from the highly popular surfing beaches of Tregardock and Trebarwith Strand. Within two miles is the pretty Cornish village of St Teath, notable for its excellent community and good range of local facilities including independent shops, a Primary School, Parish Church and the White Hart Pub renowned for its good food and hospitality. Less that six miles distant is the famous picturesque fishing village of Port Isaac and the popular village of Tintagel, steeped in history and famed for the legends of King Arthur and Tintagel Castle.

To find Rooky's Nook, follow the A39 from Wadebridge signposted to Bude. After approximately 7 miles, turn left signposted Trewalder. This turning is located on the dual carriageway section of the A39. Follow this lane for just over a mile and the entrance to Rooky's Nook can be found on the right hand side. The postcode for satellite navigation is PL33 9ET. What3words: prompting.florists.diary





TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.

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