

Melorne Cottage

NORTH CORNWALL



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ESTATE AGENTS



- ***Attractive Detached Modern House of Over 1810 Square Feet***
- ***Beautifully Presented Accommodation with a Characterful Twist***
- ***Three Double Bedrooms with Two En-Suite***
- ***Engineered Oak Floors & Wood Burning Stove***
- ***Professionally Landscaped Gardens***
- ***Integral Garage & Generous Driveway Parking***
- ***Situated in a Highly Convenient Location close to the North Cornish Coast***



Situated in a highly convenient location just four miles from both Trebarwith Strand and Boscastle on the rugged North Cornish coast, is this three double bedroom detached house built to exacting standards and stylish design.

Melorne Cottage was conceived and constructed by the current owner in 2019, a meticulous new build yet with features one would expect to find in an old cottage giving this handsome property character.

Noteworthy features include an underfloor heating system, aluminum bi-fold doors, engineered oak floors, oak skirting, architrave and staircase, solid oak latched internal doors and hardwood double glazed windows. The gardens have been professionally designed and landscaped and there is an integral garage and ample driveway parking.

The accommodation comprises an inviting entrance hall with the oak stairs rising to the first floor and cloakroom beneath. To the left is the comfortable lounge, complete with a wood burning stove and beamed ceiling. The kitchen/dining room is a wonderful space. Full of natural light, bi-fold doors open out to reveal the patio and garden to the rear. The kitchen has a classic shaker style incorporating a comprehensive range of floor and wall cabinets and drawers complete with central island, integrated double fridge and freezer, dishwasher, ceramic sink, oak block work surface and electric rangemaster cooker. There is ample space for a dining room table and chairs as well as occasional furniture. The utility room is separate and houses the white goods with a personal door to the side and access to the integral garage.

Up on the first floor, the landing has a gallery overlooking the ground floor entrance hall. There are three genuine double bedrooms, the master with built in cupboards and a contemporary en-suite shower room. There is also a jack and jill bathroom with modern fixtures and fittings which doubles as a second en-suite.

Melorne Cottage, North Cornwall

PL32 9TZ
£575,000 guide



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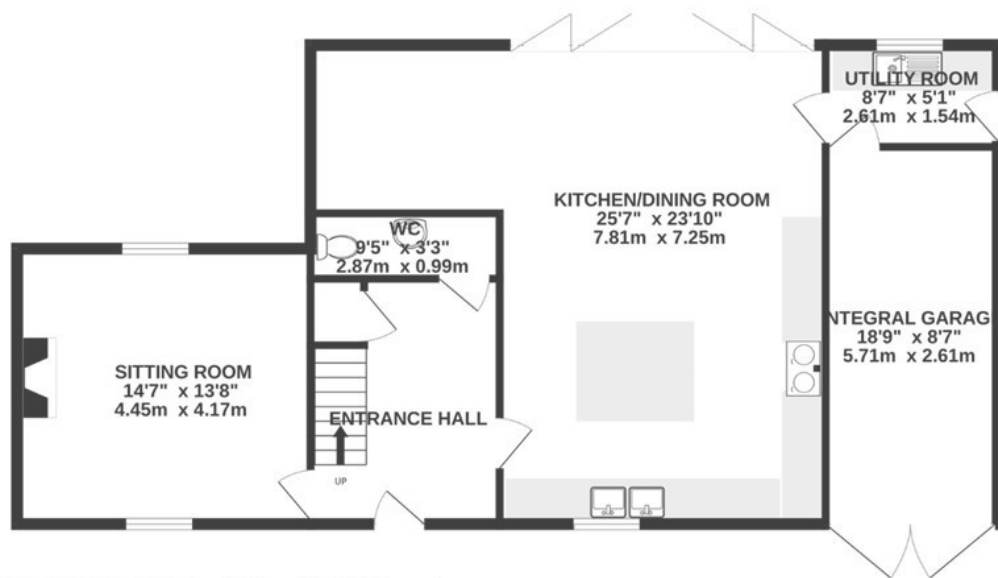
Step outside to the professionally landscaped gardens, fully enclosed and private. The patio stretches across the full width of the property with a retaining wall separating the raised lawn. There are fenced boundaries with an array of mature trees and shrubs surrounding the lawn. To the front of Melorne Cottage is a large graveled driveway with five bar gate access and another area of lawn. Services to the property include mains water and electricity, private drainage, Calor gas central heating and fibre optic broadband. EPC rating C. Council tax band E.

The location of Melorne Cottage affords convenient access to the rugged North Cornish coastline. Just four miles distant is the spectacular beach at Trebarwith Strand and the pretty harbourside village of Boscastle. Port Isaac, Rock and Padstow are all in good striking distance. Within a few minutes drive are independent shops, a post office, library, two supermarkets and health centre in nearby Camelford with the A39 Atlantic Highway less than a mile away for travel to the rest of Cornwall and beyond.

To find Melorne Cottage, follow the A39 from Wadebridge signposted to Camelford. After approximately 9 miles, turn left onto the B3266 signposted to Boscastle and Tintagel. Follow the B3266 for approximately 2 miles and then turn left onto the B3314 signposted to Tintagel. Melorne Cottage can be found along on the right hand side. The postcode for satellite navigation is PL32 9TZ. What3words: boast.traded.year

"On the rugged North Cornish coast a three double bedroom detached house built to exacting standards & stylish design"

GROUND FLOOR
 1006 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 sq.m.) approx.

1ST FLOOR
 809 sq.ft. (75.2 sq.m.) approx.

