



Trewartha
RUMFORD



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ESTATE AGENTS



- ***Delightful Detached Property on Generous Size Plot Bordered by Open Countryside***
- ***Tranquil Rural Spot just 10 Minutes Drive from Picturesque Padstow & the Seven Bays***
- ***Three Bedrooms & Two Reception Rooms***
- ***Extensively Refurbished by the Current Owners***
- ***Private Level Landscaped Gardens & Grounds with Breathtaking Views of the Surrounding Countryside***
- ***Detached Garage & Ample Driveway Parking***
- ***Very Large Attic Space with Excellent Potential for First Floor Conversion***
- ***Located on the Edge of the Quiet Hamlet of Rumford***

Perfectly positioned in a rural setting just ten minutes drive from picturesque Padstow and the beautiful beaches of the north Cornish coast, is Trewartha.

Trewartha is a delightful three/four bedroom detached bungalow occupying a generous plot bordered by open countryside, found on the edge of the quiet hamlet of Rumford.

Internally, the current vendors have extensively refurbished Trewartha to create a comfortable and stylish home. A central

hallway leads through the property with 3 bedrooms on one side and living room on the other, home to a new wood burning stove. The family bathroom has been fully refitted and modernised to provide a shower over bath together with a crisp white suite. The kitchen/breakfast room has also been updated with oak block work surfaces, fresh tiling and a soft neutral colour scheme. The kitchen flows into the dining/reception room which has windows on three sides providing panoramic views of the surrounding countryside, there are French doors leading out to the garden and a rear porch/utility room. There is also a very large attic space with excellent potential for first floor conversion which would provide sea views, subject to obtaining the necessary planning consents.

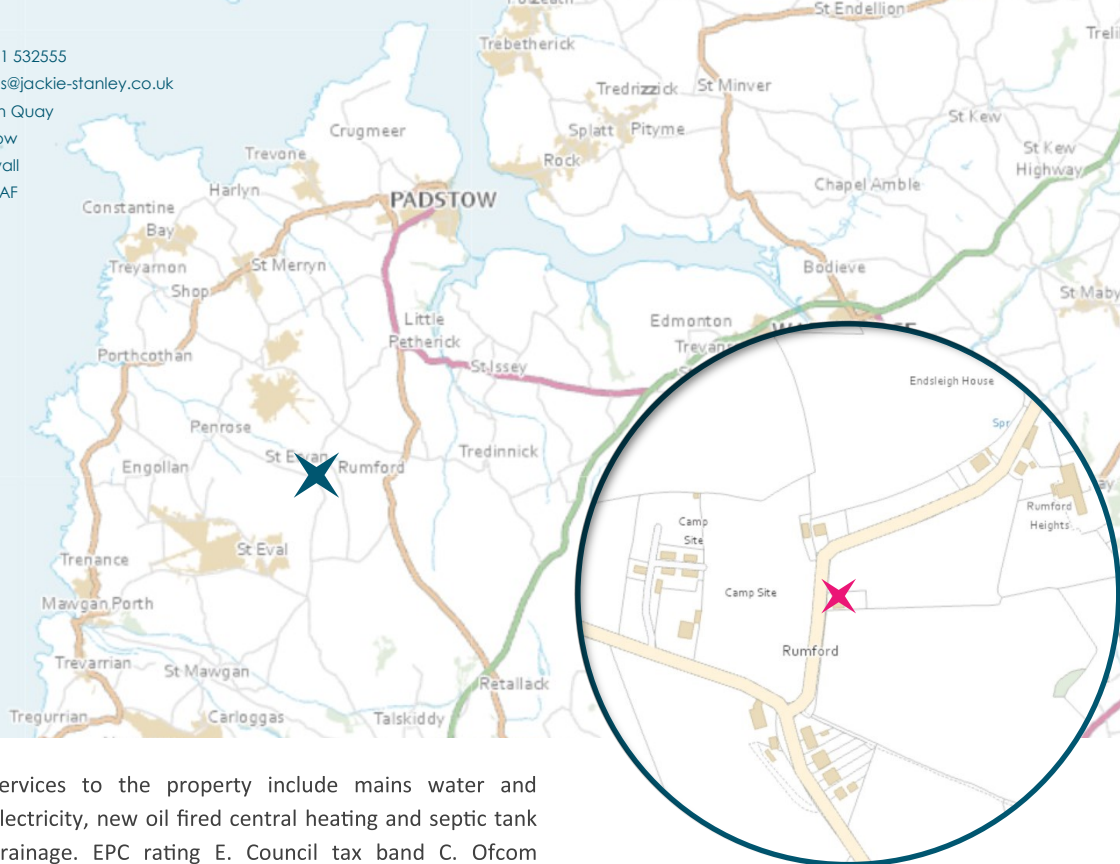
Trewartha is positioned on a large plot including abundant and generous level lawned gardens, bordered by open countryside on three sides to the north, east and south. There is a sunken terrace in one corner and patio across the rest of the building together with a young orchard and a Cornish stone wall boundary. To the side of the property there is a detached garage with up and over door, a personnel door to the side and storage area to the rear. To the front is a low Cornish stone wall with hedging, picket fenced front garden and two driveways with ample off road parking.

Trewartha, Rumford, PL27 7SU

£595,000 guide



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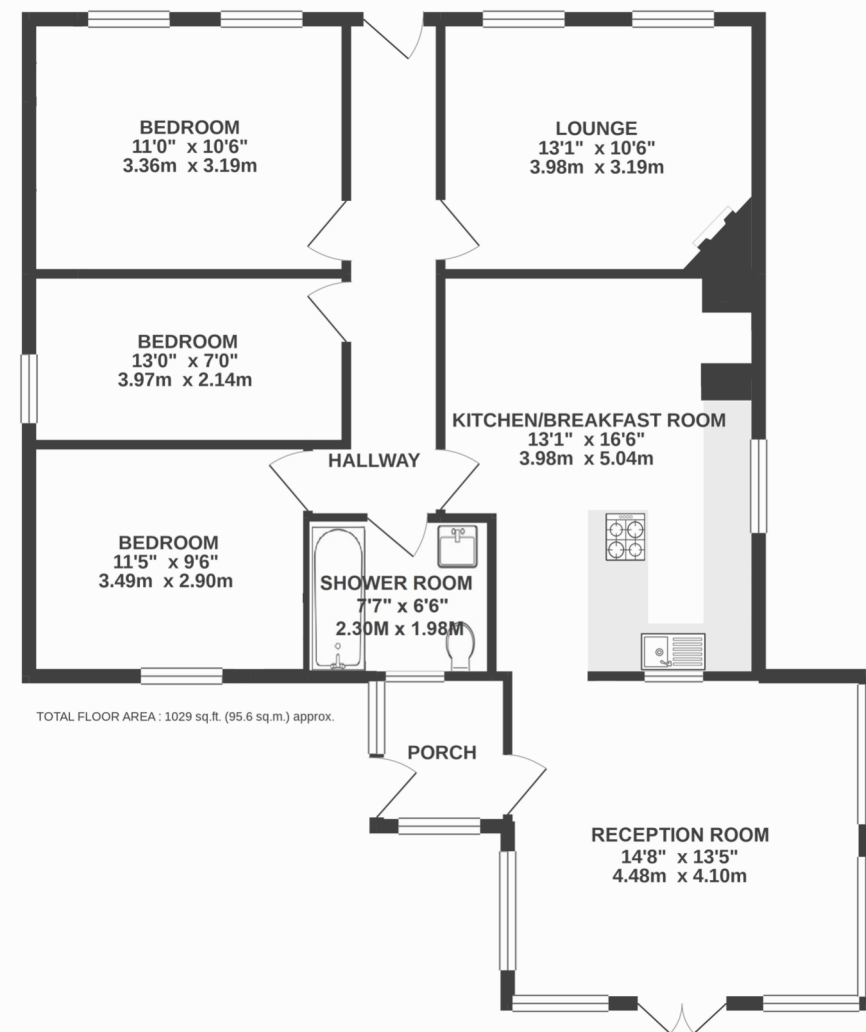


Services to the property include mains water and electricity, new oil fired central heating and septic tank drainage. EPC rating E. Council tax band C. Ofcom suggest superfast broadband availability. Ofcom suggest 4g mobile connectivity.

The quiet and pretty hamlet of Rumford lies just under five miles of the historic and picturesque fishing town of Padstow, offering an extensive range of cafes, public houses and restaurants, none more so than Pail Ainsworth's Michelin starred No.6 cool seafood bar Prawn on the Lawn and of course Rick Steins esteemed Seafood restaurant. The stunning beaches of Trevone, Harlyn, Constantine Bay, Trevarnon Bay, Mawgan Porth and Watergate Bay are all within a five mile radius with the property surrounded by miles of open countryside.

Within seven miles is Wadebridge, a thriving market town on the river Camel with offers a fine selection of supermarkets. The nearest mainline station with routes to London Paddington is Bodmin Parkway, approximately eighteen miles distant. Newquay airport, with domestic and international flights is just eleven miles away.

To find Trewartha, leave Padstow and follow the A389 for approximately 3 miles passing Trevisker Garden Centre along the way. Continue along the A389 as it becomes the B3274 and then turn right at signs for St Merryn Park. Follow this lane to the next junction and turn left following signs for Rumford and St Eval. Follow this lane all the way through Rumford and out the other side. Just after the sharp left hand bend, Trewartha can be found along the left hand side. The postcode for satellite navigation is PL27 7SU. What3words: dignify.coughed.wooden



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