

# Railway Cottage

NORTH CORNWALL



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ESTATE AGENTS





- **Historic Cottage Dating back to 1880 with Far Reaching Countryside Views**
- **Sympathetically Modernised & Extended Accommodation with Originality in Abundance**
- **Three Bedrooms with Master En-Suite Shower Room**
- **Exposed Stone Walls, Beamed Ceilings & Wood Burning Stove**
- **Large Tiered Gardens, Patio & Summerhouse**
- **Off Road Parking**
- **Strong Holiday Letting History**
- **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 historic picture perfect three bedroom cottage dating back to circa 1880.

Railway Cottage has originality and character in abundance with a handsome stone façade, exposed stone internal walls,, slate floors, beamed ceilings and large inglenook fireplace.

The accommodation briefly comprises a main living room with large inglenook fireplace housing the wood burning stove and a second sitting room/snug. The kitchen/dining room is cited to the rear of the cottage and has a smart modern kitchen



complete with an integrated fridge/freezer, electric oven, hob and breakfast bar. The high ceiling, beams and exposed stone wall illustrate the authentic originality.

There is a separate small utility room and main family bathroom complete with curved corner bath and glass shower enclosure. On the opposite side of the cottage is the master bedroom with a modern en-suite wet room found within the new extension, built in cupboard, high beamed ceiling and exposed stone wall. Up on the first floor is another inviting double bedroom, this time with a high vaulted ceiling, A frame beams, window seat and wooden floor underfoot. The third bedroom is a comfortable bunk room and a separate cloakroom serves both of these first floor bedrooms.

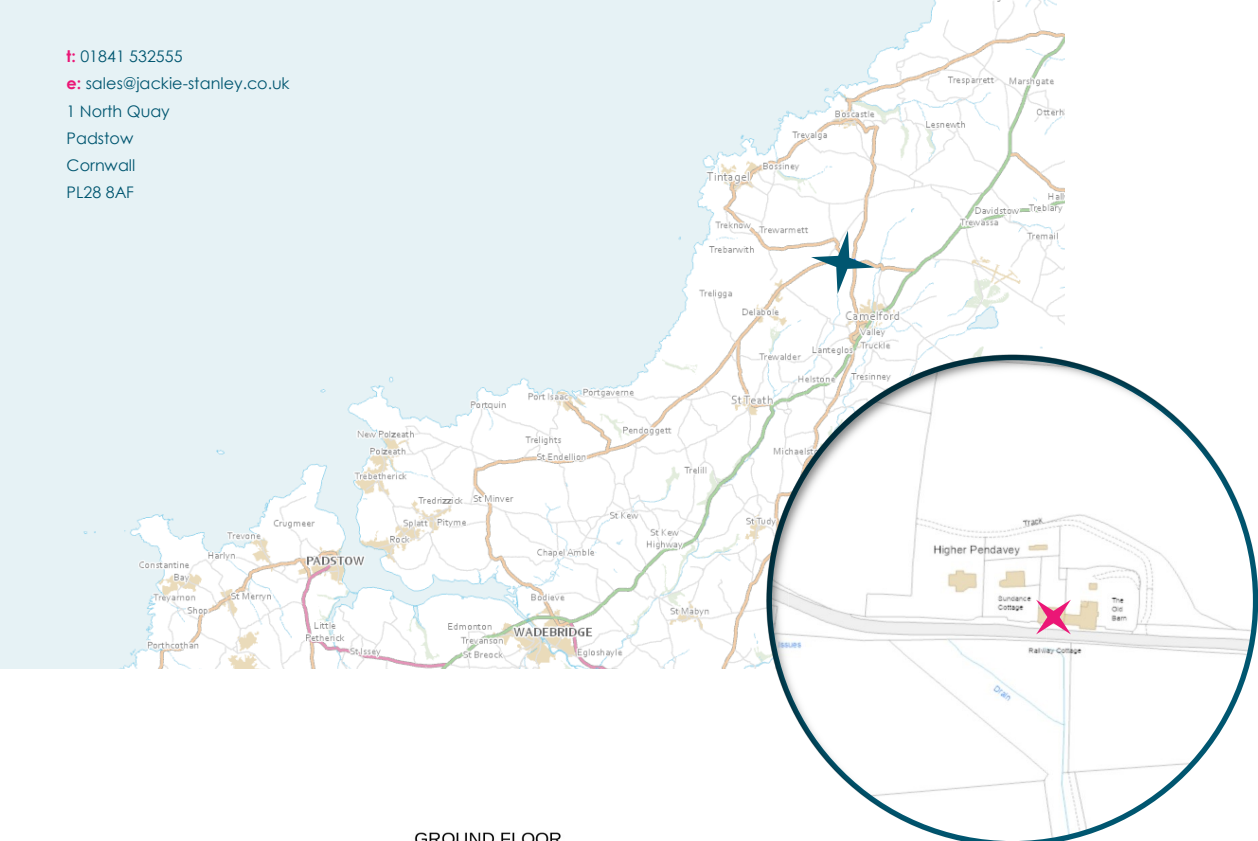
## Railway Cottage, North Cornwall

PL32 9TY £425,000 guide





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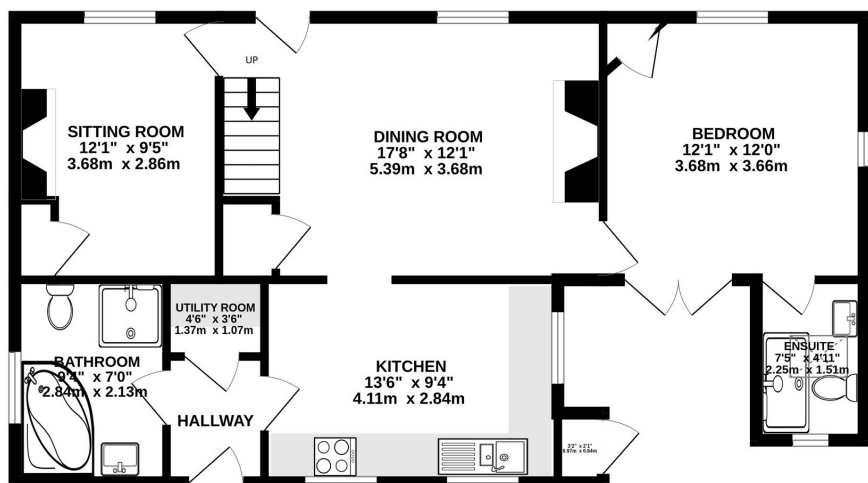
Step outside to the generously proportioned gardens, muti tiered patio and lawns separated by low Cornish stone retaining walls backed by fields. From here are glorious far reaching inland views across miles of open countryside towards the moors. There is even a small summerhouse and further outhouse housing the oil tank and bore hole water supply. There is off road parking for approximately three cars to the side of the cottage.

Services to the property include mains electricity, private water supply, private drainage and oil fired central heating. EPC rating F. Council tax band D. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile connectivity.

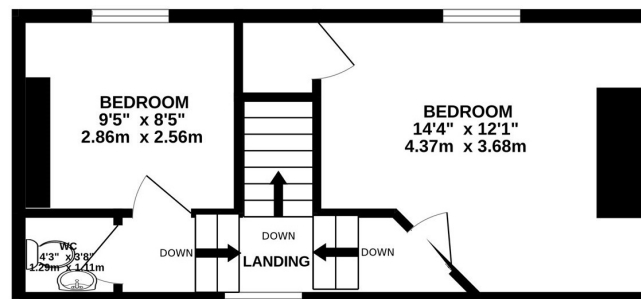
The location of Railway Cottage affords convenient access to the rugged North Cornish coastline. Just four miles distant is the spectacular beach at Trebarwith Strand and the pretty harbourside village of Boscastle. Port Isaac, Rock and Padstow are all in good striking distance. Within a few minutes 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 Railway 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. Pass the turning to Tintagel and continue along the B3314 for another 0.25 miles. Railway Cottage can be found along on the right hand side. The postcode for satellite navigation is PL32 9TY. What3words: regaining.layover.tangent

GROUND FLOOR  
 728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR  
 309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 sq.m.) approx.

*“Originality and character in abundance with a handsome stone façade, exposed stone internal walls,, slate floors, beamed ceilings and large*