



Freehold


PILKINGTON ESTATES

Dinhams Bridge, St. Mabyn, Bodmin, Cornwall,

Offers Over: £950,000

Just a stone's throw away from Wadebridge, on a generous plot of approximately two acres, you'll find this delightful four-bedroom detached home, complemented by a highly successful holiday rental cabin. The main residence features a bright and spacious kitchen-diner, elegantly finished in a contemporary style and offering ample room for formal gatherings. French doors seamlessly connect the interior with the outside, providing panoramic views of the picturesque Cornish countryside. Ascending the stairs at the rear of the kitchen leads you to the master suite, featuring a generously sized bedroom and a boutique-style shower room. The south-facing aspect of this room opens to a balcony, offering captivating vistas of the extensive gardens. Back on the ground floor, the charm continues in the cozy sitting room, exuding character with its exposed beams and a welcoming wood-burning stove. Further stairs lead to the other three bedrooms, consisting of two spacious doubles and an additional single room, all sharing the splendid family bathroom.

For any prospective buyer, an added enticement is the recently renovated cabin nestled within the property grounds, currently serving as a successful holiday rental. Meticulously refurbished by the current owners in 2020, the cabin boasts an open-plan living space that seamlessly blends traditional Cornish charm with modern aesthetics, featuring classic elements such as a log-burning stove. From this space, you can access the double bedroom, equipped with ample storage and an en-suite bathroom complete with underfloor heating. The cabin offers the bonus of a delightful wraparound deck, accessible through French doors from both the living area and the bedroom, providing breathtaking scenic views, whether you're relaxing in the hot tub or enjoying al fresco dining. Furthermore, the cabin comes with its own private gardens.

Set in an idyllic location adjacent to a quiet public footpath and the River Allen with fishing rights within the boundary, the entire plot extends to approximately two acres. The pond has been well maintained and is stocked with trout. A beautiful seating area is located in the corner to enjoy the peaceful setting and the abundance of wildlife. Continuing towards the property the river runs alongside the gardens with various seating areas and steps down to a small slate beach. The current vendors are keen gardeners and have developed the gardens into a haven of various flowers, plants and shrubs, along with well-established garden plants and flora, the spring sees an explosion of wild flowers, Snow Drops, Wild Garlic, Bluebells and Primroses. Winding paths lead to the main property through tiered sections of garden and woodland. The cabin has its own separate garden area and access to the river and wild flower garden and can also be accessed from the entrance track. The entire area is teeming with wildlife, kingfishers, otters, hedgehogs, and owls are heading the list of many different visitors and birds to the garden.

Dinhams Bridge, St. Mabyn, Bodmin, Cornwall, PL30

Approximate Area = 1961 sq ft / 182.2 sq m (includes garage)

Cottage = 379 sq ft / 35.2 sq m

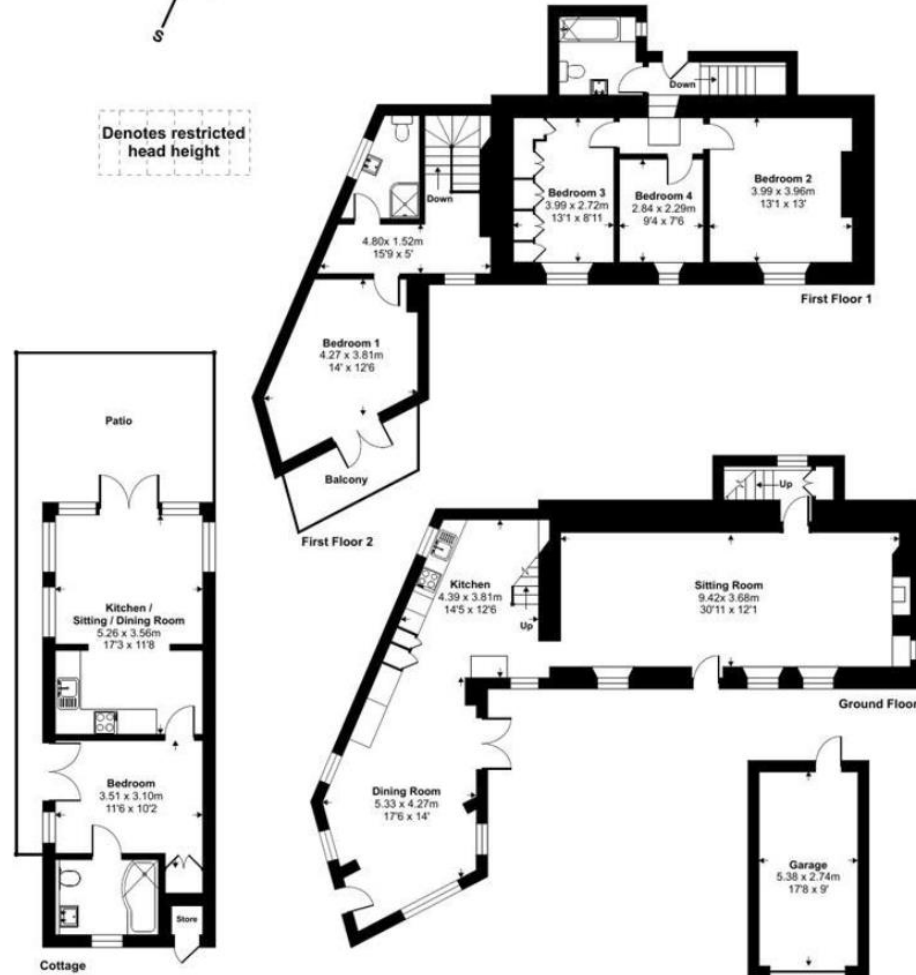
Store = 5 sq ft / 0.5 sq m

Total = 2345 sq ft / 217.8 sq m

For identification only - Not to scale



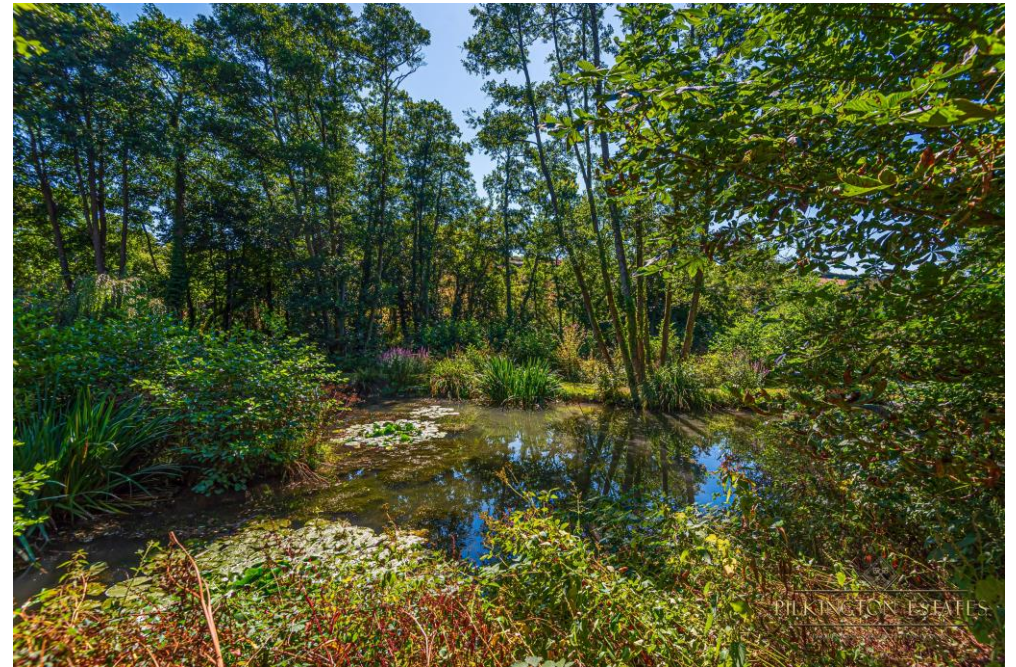
Denotes restricted head height



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Pilkington Estates - Plymouth

Third Floor
Unit 7
Sutton Harbour
Plymouth
Devon
PL4 0DN

T: 01752 729777

E: jon@pilkingtonestates.co.uk

www.pilkingtonestates.co.uk

Jet Software Ltd. Registered in England and Wales - 09408958
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.