



Bond
Oxborough
Phillips

Changing Lifestyles

Ivy Cottage Washaway PL30 3AP



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £850,000



Changing Lifestyles

01208 814055

Ivy Cottage, Washaway, PL30 3AP



Ivy Cottage – A Charming Grade II Listed Home with Exceptional Grounds and a Versatile Two-Bedroom Annexe in the Heart of the Cornish Countryside.

- Impressive Detached Grade 2 Listed Cottage
- Family Bathroom & Master En-Suite
- Stunning Private 1.04 acre plot
- 3 Double Bedrooms
- Large 2 Bedroom Detached Annex
- Historic Grounds
- Popular Rural Location
- Council Banding - E



Set within the tranquil hamlet of Washaway, just a short drive from Bodmin and Wadebridge, Ivy Cottage is a truly special Grade II listed three-bedroom detached home, thoughtfully restored and finished to a high standard.

Originally part of the historic Pencarrow Estate and once serving as the gamekeeper's cottage, this charming residence now offers an exceptional blend of period character and modern living – all nestled within 1.04 acres of mature gardens.

Upon entering, a welcoming entrance porch offers practical space for coats and boots, leading into a beautifully presented open-plan reception/living area. This generous space features exposed ceiling beams, warm wooden flooring, and a wood-burning stove, creating a cosy yet elegant heart to the home. The current owners have cleverly incorporated a study area within the room – ideal for remote working or reading.

To one side of the living area, a stylish modern kitchen is set just off the main space, offering a sleek, functional layout with plentiful storage, quality fittings, and a striking Heritage range cooker. Access to the formal dining room is via the main reception area – a layout that maintains the cottage's traditional charm.

The dining room is equally inviting, echoing the character of the living area with its exposed beams and wooden floors, and provides a perfect setting for entertaining. A utility room, separate store, and cloakroom/WC are discreetly positioned near the staircase, adding further practicality to the ground floor.

Upstairs, the property offers three spacious double bedrooms, each with built-in storage. The principal bedroom benefits from a private en-suite with shower, basin, and WC, while the family bathroom features a freestanding bath, walk-in shower, WC, and wash basin – all finished to a high standard.

In addition to the main house, the property includes a substantial two-bedroom detached dwelling, converted from the former garage and located towards the upper section of the plot. This modern dwelling comprises two double bedrooms, each with its own en-suite, a well-appointed kitchen, utility room, dining area, and living space – ideal for multi-generational living or extended family use. An integral storage room adds further functionality. Please note: current planning permission restricts this dwelling to family use only; however, with the appropriate permissions, there may be potential to vary this condition.

The gardens surrounding Ivy Cottage are truly exceptional – a mix of mature lawns, colourful flower beds, and peaceful wooded areas, making it a haven for gardeners and wildlife enthusiasts. There is private parking for multiple vehicles and two large external stores offering ample space for equipment or hobby use.

Ivy Cottage is a rare opportunity to acquire a character-filled country home in one of North Cornwall's most sought-after rural settings. Early viewing is highly recommended.



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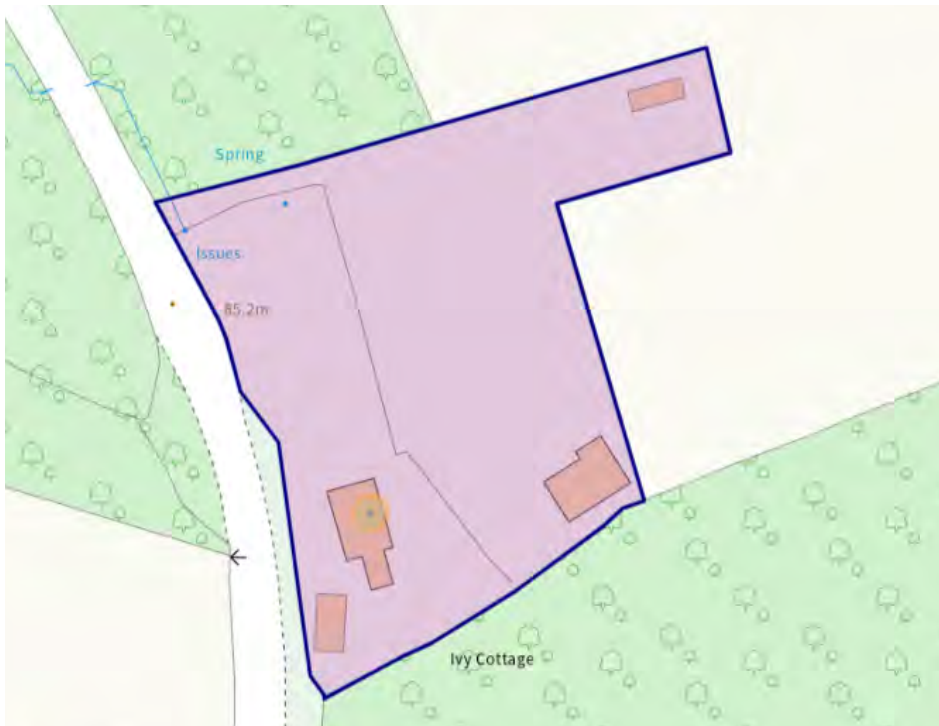
Nestled in the tranquil Cornish countryside, Washaway is a picturesque hamlet situated between the towns of Wadebridge and Bodmin.

This peaceful locale offers residents a serene rural lifestyle while maintaining convenient access to nearby amenities. Just a short drive away,

Wadebridge provides a vibrant community atmosphere with a variety of independent shops, cafes, and restaurants, as well as essential services.

For broader transport connections, Bodmin is easily reachable, offering access to the A30 for swift road travel across Cornwall and beyond.

Additionally, Bodmin Parkway railway station, located approximately 3.5 miles southeast of Bodmin town centre, serves as a key stop on the Cornish Main Line, providing regular train services to London and other major cities. This blend of idyllic countryside living and excellent connectivity makes Washaway an appealing choice for those seeking the charm of rural Cornwall without sacrificing accessibility.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2



Floor 0 Building 3

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Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

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