

PARKWAY estate agents

To Let

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The Coach House
Otterham House
Otterham
CAMELFORD
PL32 9TA

Monthly Rental Of £550

- **CHARACTER PROPERTY**
- **PARKING AND GARDENS**
- **RURAL LOCATION**
- **WATER AND SEWERAGE INCL.**
- **CLOSE TO THE COAST**



A CHARMING ATTACHED COACH HOUSE WITH CHARACTER FEATURES INCLUDING VAULTED BEAMED CEILINGS, FIREPLACE AND GALLERIED STAIRCASE. BEAUTIFULLY PRESENTED HAVING BEEN REDECORATED AND RE-CARPETED, WITH HEATING AND HOT WATER VIA A BIOMASS BOILER. ACCOMMODATION INCLUDES, ENTRANCE HALL, DINING/KITCHEN AND BATHROOM DOWNSTAIRS WITH SITTING ROOM, BEDROOM AND EN-SUITE WC UPSTAIRS.



Parkway Estate Agents, 10 Market Place, Camelford, Cornwall PL32 9PB
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Description

The Coach House is in the small rural village of Otterham, the nearest facilities are just across the A39 in Marshgate where there is a shop, post office, nursery and school. A further mile from here is the coast with access to superb walks and rocky coves. Boscastle and Crackington Haven are within easy reach. The A39 leads to the market town of Camelford with good day to day facilities or the other way to the coastal town of Bude with stunning sandy beaches and the canal.

Entrance Hall

5' 11" x 5' 9" (1.80m x 1.75m) Timber and decorative glazed front door into the entrance hall, storage cupboard, coat rail, under stairs cupboard, door through to the hallway.

Hallway

10' 1" x 6' 8" (3.07m x 2.03m) Stairs to the first floor, radiator, doors to dining room and bathroom.

Dining area

9' 11" x 10' 4" (3.02m x 3.15m) Shelf unit, 2 radiators, clothes drier, window to the side.

Kitchen area

13' 10" x 8' 4" (4.21m x 2.54m) Range of wood wall and base units with roll edged work surfaces over, decorative tiled splash backs, plate rack, stainless steel sink and drainer, space for upright cooker, under counter space for washing machine and fridge/freezer, window to the side.

Bathroom

7' 0" x 6' 6" (2.13m x 1.98m) White suite with pedestal wash hand basin, low level wc, panel enclosed bath with mixer shower tap over, tiled walls, radiator, wall mounted electric heater, obscure window to the side.

Sitting Room

15' 2" x 11' 6" (4.62m x 3.50m) Stairs up from the hallway to a galleried sitting room with feature fireplace, vaulted beamed ceiling, radiator, windows to the rear and side, door through to the bedroom.

Bedroom

11' 8" x 11' 4" (3.55m x 3.45m) Built in double wardrobe, airing cupboard, vaulted beamed ceiling, window to the side, en-suite with low level wc and pedestal wash hand basin, radiator and velux.

Outside

Parking, and enjoyment of the main house gardens of approximately 1 acre.

Agents notes

Sorry no pets, housing benefits considered, water and sewerage included, heating and hot water via a biomass boiler. Available unfurnished.

Directions

From Camelford head up the A39 towards Bude, go past the A395 turning to Launceston, go through Otterham Station up the slope the other side and at the crossroads turn right towards Otterham, head down the lane for 1/2 mile, at the crossroads turn right towards the church, bear around to the right past the farm, after the bungalow bear left and the Coach House is in front of you next to the Manor House.

Viewing

Please call us on 01840 212121 to make an appointment.

Estate Agents

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Disclaimers

The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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FLOORPLAN:

ENERGY PERFORMANCE CERTIFICATE: