

THE OLD RECTORY

MICHAELSTOW



UNIQUE HOMESTAYS

EST. 2001

JB ESTATES

EST.  1971

The Old Rectory

Leathern Bottle Hill, Michaelstow,
PL30 3PD

Set in a picturesque countryside location, The Old Rectory offers a rare opportunity to secure a beautifully presented Grade II listed property with a self-contained annexe. Set within easy access of the market town of Wadebridge and the North Cornwall coast, The Old Rectory is ideally situated for those wishing to relocate to an immaculate rural property or for those seeking a second home with excellent letting potential. The Old Rectory is marketed by Unique Homestays as a profitable holiday rental, under the name of "The Artists Retreat".

- 5 bedrooms, 2 bathrooms and separate WC
- Detached 1-bedroom, open plan annexe with separate shower/WC and scope for redevelopment.
- 3 reception rooms and a large garden room.
- Home office with garden views.
- Original features include slate and wood floors, sash windows and shutters and an original well.
- Set in generous grounds of approx. 4.5 acres, including a wildflower meadow and walled garden.
- Heated outdoor swimming pool.
- Gravelled parking area for multiple vehicles.
- All in about 3,547 sq. ft. (329.5 sq m.)

Wadebridge 8.1 miles, Rock 12.2 miles Polzeath 11.1 miles, Tregardock Beach 4 miles. Bodmin Parkway 11.9 miles, Newquay Airport 20.2 miles.

Viewings by appointment only

GUIDE PRICE: £1,800,000

FREEHOLD





THE PROPERTY

Beautifully presented and sympathetically restored, The Old Rectory is a charming Grade II listed property oozing character and style. This historic home with five bedrooms and scope for further development to the existing 1-bedroom annexe, is currently a successful holiday let with Unique Homestays, although, it would also make for a fantastic main residence. The Old Rectory is tucked away in a tranquil setting in the parish of Michaelstow, just a short distance from the market town of Wadebridge and historic coastal villages of Boscastle, Tintagel and Port Isaac. With far reaching countryside views, it benefits from generous grounds with a mature garden mostly laid to lawn, a productive vegetable patch, wildflower meadow, walled garden, and outdoor heated swimming pool. There is off-road parking for multiple vehicles.

THE ACCOMMODATION

GROUND FLOOR: Entrance hallway with original wood floors | WC | Home study with basin | Open plan kitchen/breakfast room with AGA and pantry | Garden/dining room with access out to walled garden | Utility Room with slate floors and W.C. | Snug TV room with dual aspect windows and open fire | Drawing room with bay windows and open fire | Library with open fire.

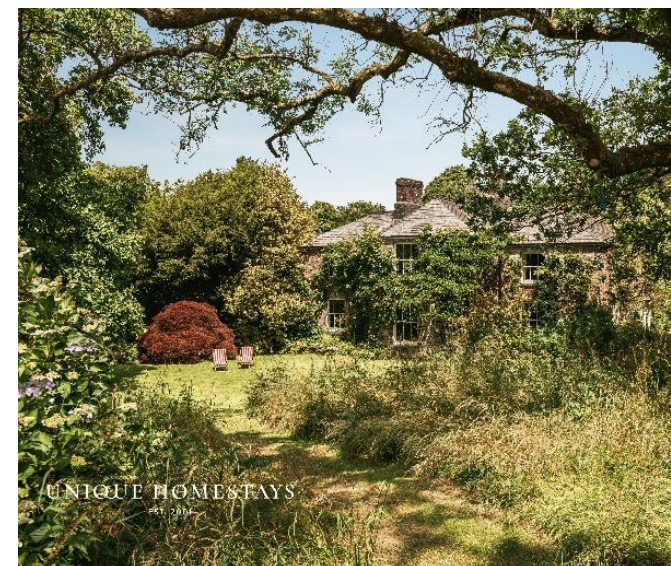
FIRST FLOOR: 3 generous double bedrooms (2 with open fires) | Master with very generous en suite with open fire, freestanding tub, shower, and separate WC | Family bathroom | Single bedroom

SERVICES

Oil fired boiler and AGA. Mains electric, water and drainage.

OUTSIDE

The Old Rectory is approached via a quiet country lane. Bordered by well-established trees and shrubs, the property occupies a peaceful and private rural setting. The property sits in approx. 4.5 acres of landscaped grounds including a wildflower meadow, walled garden, outdoor swimming pool and summerhouse, along with level lawns, a vegetable patch and fruit trees, three storage sheds, a greenhouse, and a separate annexe.

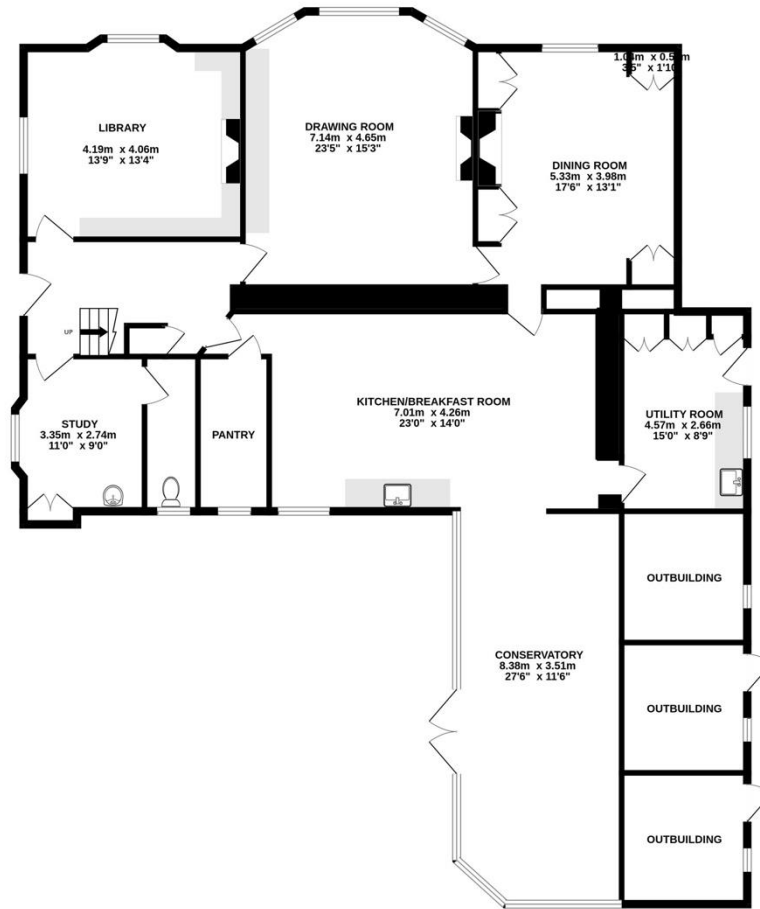




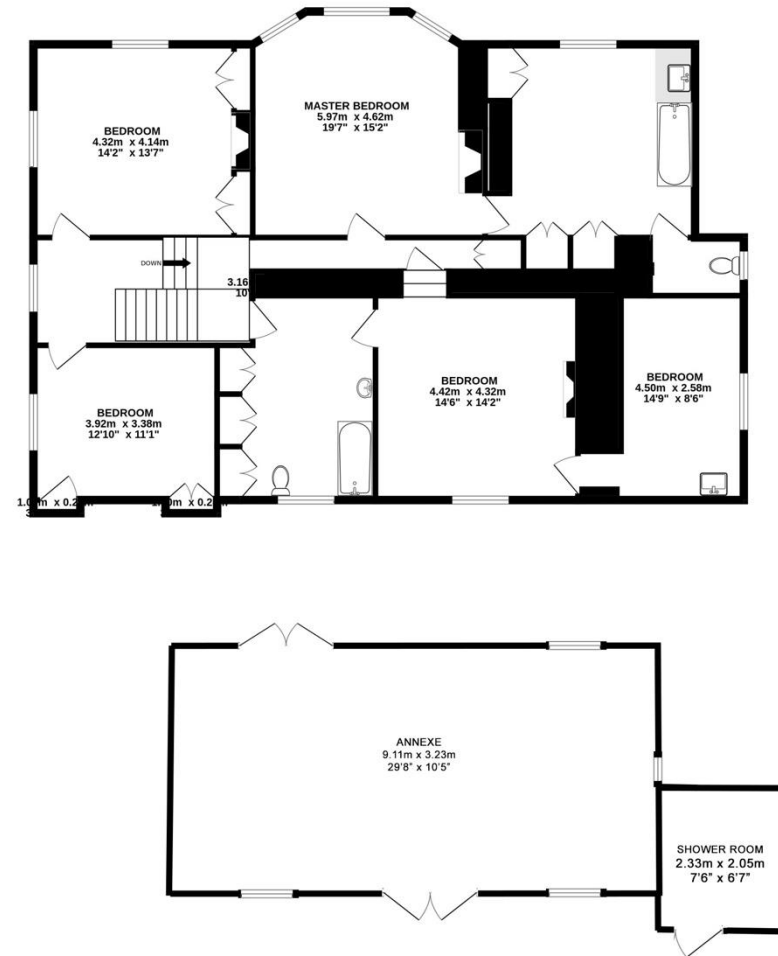
GROUND FLOOR
193.1 sq.m. (2078 sq.ft.) approx

TOTAL FLOOR AREA : 329.5 sq.m. (3547 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
136.5 sq.m. (1469 sq.ft.) approx.



TOTAL FLOOR AREA : 329.5 sq.m. (3547 sq.ft.) approx. excluding annexe

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