

Property reference number: 2307-1760 (nr BODMIN)

Home to a couple who are flexible as to timing of a house swap.

KEY INFORMATION

Bedrooms available:-	Double:- 2, twin:- 1 with bunk beds
Children welcome?-	Yes, any age group
Pets that live here:-	They don't have any pets.
Re-dogs:-	They could not consider a dog in their home



This detached house has a quiet location in the valley hamlet of Ruthenbridge, 5 miles west of Bodmin, and 6 miles south east of Wadebridge. This is an agricultural area, close to the River Ruthern, with fields in front of the house and Forestry Commission behind. They are within 10-13 miles of some of Cornwall's best beaches, lovely villages and a variety of great tourist attractions.

As well as the bedrooms upstairs, there are 2 bathrooms, and downstairs comprises a front entrance lobby, hallway, kitchen, separate dining room, back utility room and toilet, lounge with TV and internet. They are 5 minutes walk to a camp-site shop for a good range of basic essentials. The large enclosed garden is mostly laid to lawns with flower borders, shrubs and trees. They have front and back paved patio areas, a walled 'secret' garden with BBQ and seating area and a gated driveway. (A back area is gated off for growing produce and this is uneven ground so not for leisure purposes.)

They attend Soul's Harbour Pentecostal Church (AOG) to which 50-100 people attend the morning services, and which is very friendly with refreshments after the services. This is 14 miles from their home in Camelford. <https://soulsharbour.com/>

They also attend a nearer church in the evenings, Clays Community Church.

<https://www.facebook.com/clayscommunitychurch/>

Many other churches in Wadebridge, Bodmin & St Austell.

Sport and Leisure	Swimming, Golf, cycling, walking, tennis courts, local gymns.
Free park	Lanivet Children's Park, Wadebridge has a good park with play equipment, also Bodmin.
Recommended places of interest and entertainment	Eden Project, Lanhychock, North coast beaches, Camel Trail cycle route, Hustyns swimming & Leisure Centre....and more! See area websites below! The famous Camel Trail old railway route runs from Padstow through Wadebridge & Bodmin up to the moor and passes nearby this house. Great area for walkers and cyclists.

ruthervalley.com/discover-cornwall/cornwall-attractions/

www.thetouristtrail.org/guides/cornwall-guides/a-guide-to-bodmin/

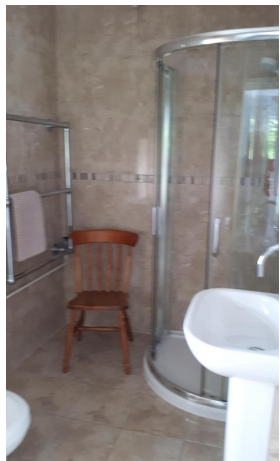
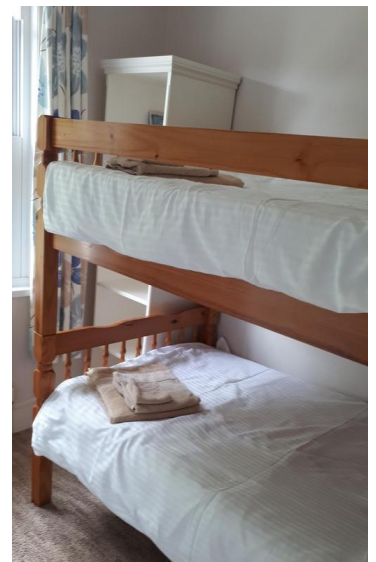
www.dayoutwiththekids.co.uk/things-to-do/south-west/cornwall/ruthenbridge

<https://www.thebeachguide.co.uk/south-west-england/cornwall/wadebridge-town>



getoutside.ordnancesurvey.co.uk/local/ruthernbridge-cornwall

www.stayincornwall.co.uk/handbook/locals-guide-wadebridge



...downstairs
and into the
garden!

