



Wistaria

## Wistaria

Sladesbridge, Wadebridge, PL27 6JB

Wadebridge Town Centre 1.5 miles North Cornish Coast 8.8 miles

- Master Bedroom with Dressing Room
- Three Further Bedrooms
- Two Reception Rooms
- Family Bathroom
- Garden
- Secluded Patio
- Private Parking
- 1 Bed Annexe with Parking

**Offers in excess of £425,000**

### SITUATION

This pretty former Pencarrow Estate house is located at the centre of the hamlet of Sladesbridge with its strong local community ties around an excellent local public house. The estuary town of Wadebridge is 1.5 miles away and sits astride the River Camel. The town offers a wide variety of shops together with primary, secondary and sixth form education, cinema, numerous sports and social clubs and access to the ever popular Camel Cycle Trail. The property is perfectly located to access the magnificent North Cornish Coast. Within eight miles of the property are the popular sandy surfing beaches of Polzeath and Daymer Bay, whilst the water sports haven of Rock has long stretches of sandy beaches on the shores of the beautiful Camel Estuary. Nearby Padstow and Port Isaac are renowned harbour villages with a number of fine restaurants including Rick Steins Seafood Restaurant and Nathan Outlaws Fish Kitchen. The area boasts a number of excellent golf courses including Trevoze Golf Club and St Enodoc Golf Club. To the east is the splendour of Bodmin Moor, designated an Area of Outstanding Natural Beauty, and a haven for walkers and nature lovers alike. A mainline railway station is located at Bodmin Parkway connecting with London Paddington via Plymouth, whilst Newquay airport provides number of flights to both domestic and international destinations. Access to the A30 trunk road can be gained at Bodmin linking the cathedral cities of Truro and Exeter. At Exeter there is a superb range of shopping facilities including department stores, mainline railway station serving London Paddington and the Midlands, access to the M5 motorway network and a well respected International Airport.

### FEATURES OF THE PROPERTY

The charming former Estate property is believed to have been constructed in the early 1800s of cut stone under a slate roof. The property benefits from uPVC double glazing throughout and, with the addition of a one bedroom annexe, the opportunity of income. The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises; a wooden front door to an entrance porch with a tiled floor. The inner hall has a night storage heater and gives access to the sitting



Charming stone house with one bedroom annexe and pretty walled garden, located in the centre of this hamlet





Annexe

room which has a stone fireplace housing an open fire on a slate hearth. The double glazed bay window has a window seat. The dining room has a stone fireplace (currently not in use) and original recessed arch shelving and access to useful under stairs cupboard. There is a double glazed window with window seat and a view to the rear garden. The kitchen comprises a range of base and eye-level units with worktop and tiled splash-back. There is a 1 ½ bowl stainless steel sink, built in eye-level electric oven and integrated electric hob with extractor above. The chimney recess houses a solid fuel Rayburn which provides both cooking and hot water. Beyond the kitchen is a utility room with a range of base level units, stainless steel sink and space and plumbing for a washing machine. In addition to this there is a large storage cupboard and stable door giving access to the rear garden. Stairs rise to the first floor with the family bathroom located on the half landing comprising of a panel enclosed bath with shower above, wash hand basin and low flush WC. The master bedroom has a night storage heater, built in cupboards and steps leading down to a dressing room area with extensive cupboard storage. There are three further bedrooms, two of which have wash hand basins.

### OUTSIDE

The house is approached via the road to two private parking spaces in front of the property's walled garden. Access to the house is via a paved front garden with a most magnificent Wisteria adorning the front of the house. There is access to the walled front garden via a side gate. This area is mainly laid to lawn with a large variety of shrubs and plants at its border. To the rear of the garden is a paved area with a useful garden shed and glasshouse. To the rear of the property is a private and secluded paved patio bounded by a traditional stone Cornish wall.

### LETTING ANNEXE

This attractive annexe has a private parking space for two cars and is constructed of stone with slate hung walls under a slate roof. The double glazed door gives way to a hallway and useful storage cupboard with space and plumbing for a washing machine. The kitchen/dining room is open plan. The kitchen area comprises a range of base and eye-level units, built in electric hob and oven, 1½ bowl stainless steel sink and breakfast bar. The sitting room has a stone fireplace housing an electric fire. Access to the main house can be gained via a doorway in this room which has been temporarily blocked up, however this could be reopened to access between the annexe and the house. From the dining room, stairs lead to the first floor. The bedroom has a range of built in cupboards and the bathroom comprises a tiled shower cubicle, low flush WC and a wash hand basin.

### SERVICES

Mains water, drainage and electricity. Heating provided by electric Economy-7 and additional hot water via the solid fuel Rayburn. Please note the agents have not inspected or tested these services.

### VIEWING

Strictly by prior appointment with the Vendors sole appointed agents, Stags.

### DIRECTIONS

From the centre of Wadebridge, cross the bridge over the River Camel and turn right at the roundabout. Continue past the sports ground and church at Eglshayle. At the junction take the right hand turning onto the A389 towards Bodmin. Continue into the hamlet of Sladesbridge where the property is located on the left hand side identified by a Stags for sale board.

### LOCAL AUTHORITY

Cornwall County Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. Tel: 0300 1234 100.



Annexe Kitchen



Annexe Sitting Room



These particulars are a guide only and should not be relied upon for any purpose.



Stags

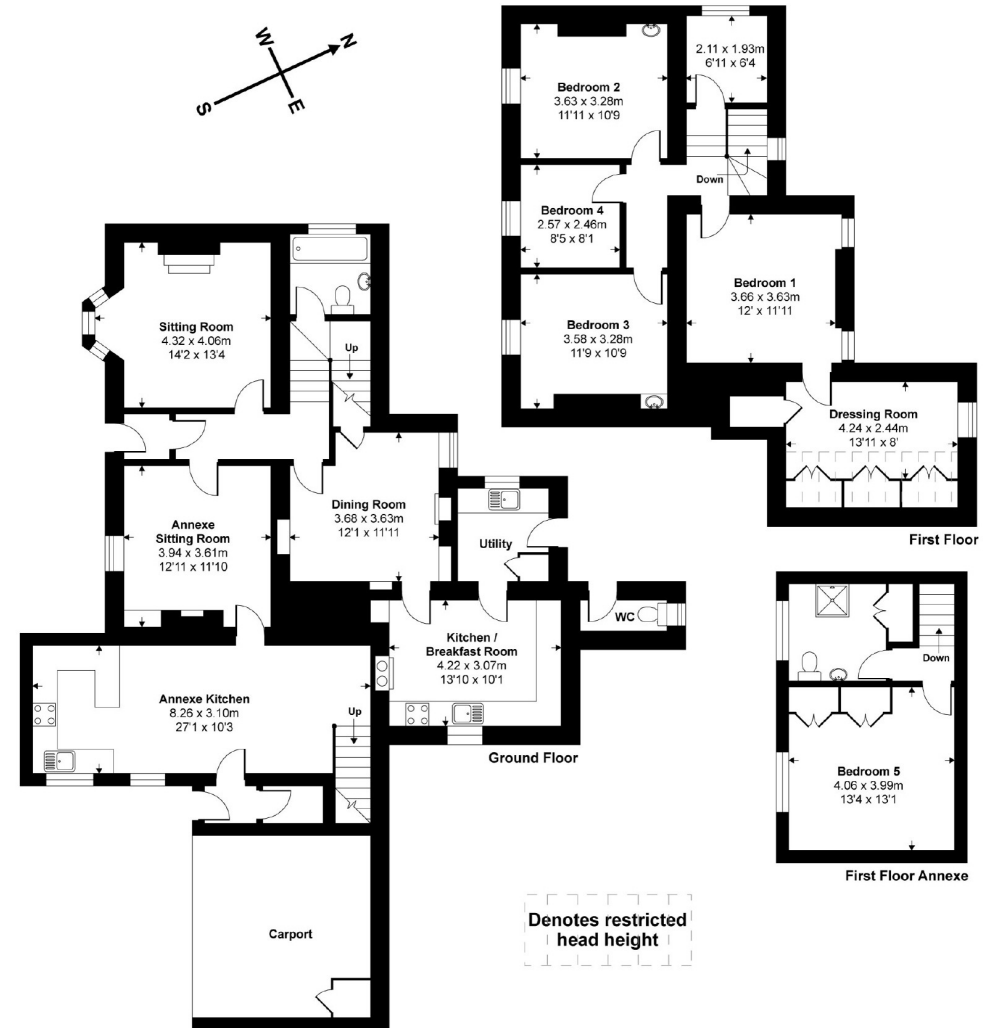
1 Eddystone Court, Wadebridge,  
Cornwall, PL27 7FH

Tel: 01208 222333

wadebridge@stags.co.uk

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
20-40%	<b>A</b>		
15-20%	<b>B</b>		
10-15%	<b>C</b>		
5-10%	<b>D</b>		
0-5%	<b>E</b>		
	<b>F</b>		
	<b>G</b>	<b>19</b>	<b>77</b>
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Approx. Gross Internal Floor Area  
215.3 Sq Metres 2318 Sq Ft (Excludes Restricted Head Height, Carport & WC, Includes Annexe)



Copyright nichecom.co.uk 2016 Produced for Stags  
NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale