

Buttercup
HELLANDBRIDGE



Jackie Stanley
ESTATE AGENTS



- **Contemporary Detached Property**
- **Idyllic Picturesque Location with River Frontage**
- **Three Double Bedrooms with Three Stylish Bathrooms**
- **Modern Open Plan Living Accommodation**
- **Carport & Secure Storage Shed**
- **Unique Rural Gated Development**
- **Immediate Access to the Famous Camel Trail**
- **Perfect Permanent Residence, Holiday Home or Investment in Tranquil Setting**



Buttercup is a highly contemporary detached residence is nestled in a picturesque and enchanting wooded valley with river frontage and immediate access to the famous Camel Trail.

With it's 14th Century medieval bridge over the river Camel, the hamlet of Hellandbridge is certainly steeped in history and provides the perfect blend of tranquility and adventure.

Buttercup is one of eight modern houses within a unique and select gated development called Riverside, completed in 2021.

The contemporary design of Buttercup boasts large aluminum windows and doors, a low maintenance horizontal weatherboard façade and natural slate roof. The luxurious



interior includes an open plan living space complete with a sleek modern kitchen, stone work surfaces and integrated appliances.

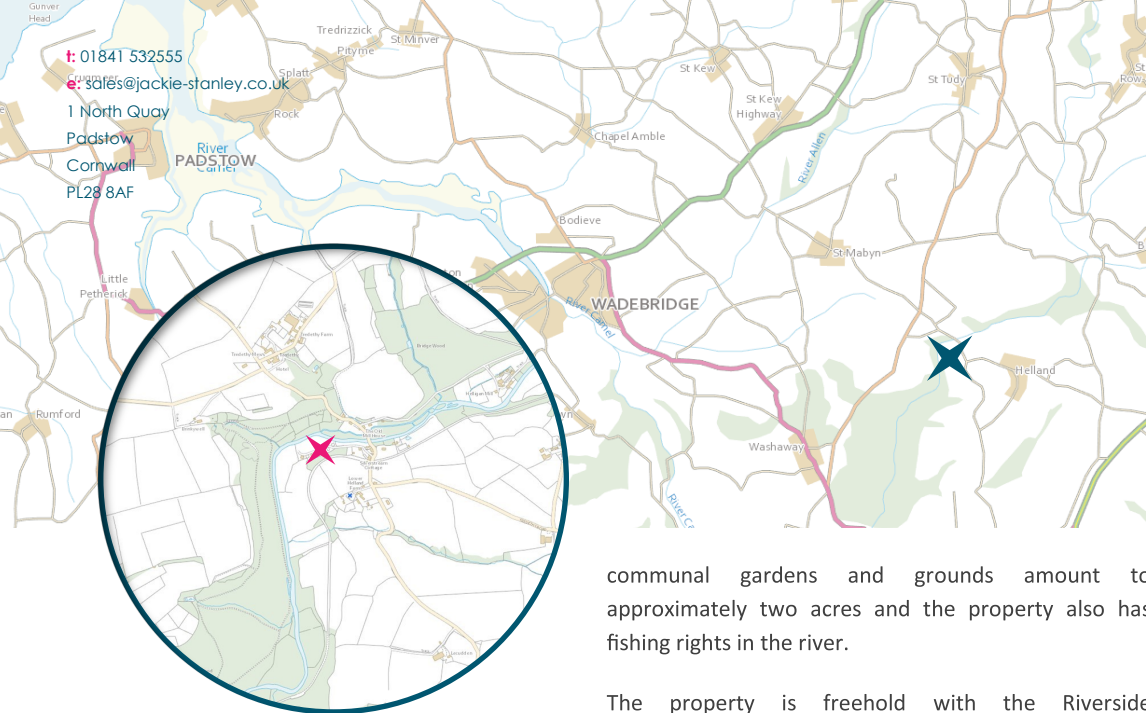
The living space has a tranquility with its soft neutral colour palette and doors leading to the large swathe of composite decking and outlook across the beautiful communal grounds. The ground floor is complete with a beautiful double bedroom with built in wardrobes and stylish family bathroom.

Up on the first floor are two beautifully appointed double bedrooms, both with high vaulted ceilings, designer wallpaper, built in wardrobes and stylish en-suite shower rooms. The master bedroom benefits from a private balcony to take in the rural bliss and sound of the adjacent river.

Outside is the aforementioned composite decking, perfect for al fresco dining and enjoying the tranquility. The graveled driveway provides off road parking for two vehicles and the matching carport has a secure storage shed to the rear. Access to the development is via an electronically controlled five bar gate with secure keypad and intercom system. The

Buttercup, Riverside, Hellandbridge, PL30 4QR £500,000 guide





communal gardens and grounds amount to approximately two acres and the property also has fishing rights in the river.

The property is freehold with the Riverside Hellandbridge Management Company Ltd set up to maintain the communal areas. Services to the property include mains water and electricity, private drainage, LP gas underfloor heating and fibre optic broadband. EPC rating C. Council tax band E. Ofcom suggest limited mobile data coverage. Remainder of NHBC 10 year building warranty. Currently operating as a successful holiday let, this property also serves perfectly as a ready to enjoy second home or a full time residence. * A contribution towards stamp duty will be deducted by the seller at completion (Calculation based on Principal Residence Duty, up to £17,250, for any offer within £5,000 of guide price. This could also be used as a contribution towards the total applicable stamp duty for a second home).

Butter Cup is perfectly placed for exploring North Cornwall's renowned surfing beaches and myriad of rocky coves, rugged cliffs and pretty fishing villages. Polzeath, Port Isaac, Boscastle, Tintagel, Padstow and Newquay are all within a 30 minute drive. Bodmin at 3.2 miles, Wadebridge at six miles and Rock at twelve miles are the nearest towns. The nearest mainline station is Bodmin Parkway which is approximately seven miles distant with the nearest airport at Newquay nineteen miles away. Just 2.5mi away is the A30 trunk road providing easy access to the entire South West and all that Cornwall has to offer.

To find Butter Cup, follow the A389 from Wadebridge towards Bodmin for approximately 3.5 miles passing Trelawney Garden Centre along the way. Just after the Trehellas House Hotel, turn left into Old School Lane. At the end of Old School Lane, turn left on to the B3266 and follow the road for approximately 1.5 miles. Turn right at the sign for Helland and follow the lane to the next T junction. Turn right at the T junction and drive down the hill and then over the bridge. The entrance to Riverside can be found along on the right hand side just before crossing the Camel Trail. The postcode for satellite navigation is PL30 4QR. What3words: neatly.gives.hobby

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