

Charlotte's Park

ST JIDGY



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ESTATE AGENTS



- **Generously Proportioned Detached House with versatile accommodation including ground floor bedroom, shower rooms and;**
- **Self Contained Annexe**
- **Private Countryside Location with Distant Sea Views towards Padstow**
- **4 Bedrooms, 4 Bathrooms & 3 Reception Rooms**
- **Detached Summerhouse (Office/Studio/Gym)**
- **Gated Driveway Parking with Double Carport**
- **Set in Established Gardens of approx. 0.38 acres**
- **A Short Drive from Picturesque Padstow & Riverside Town of Wadebridge**
- **Freehold & Chain Free**

This substantial 4 bedroom detached house, with its uniquely versatile accommodation and stunning views is situated in the small hamlet of St Jidgey, on the outskirts of St Issey and Wadebridge, with easy access to the A39 and a short drive from Padstow.

With generous room sizes, 3 reception rooms and 4 bedrooms (3 of which are en-suite) there is scope to modernise and configure this house to your own

requirements and style. Offering potential for extended family accommodation or income opportunity.

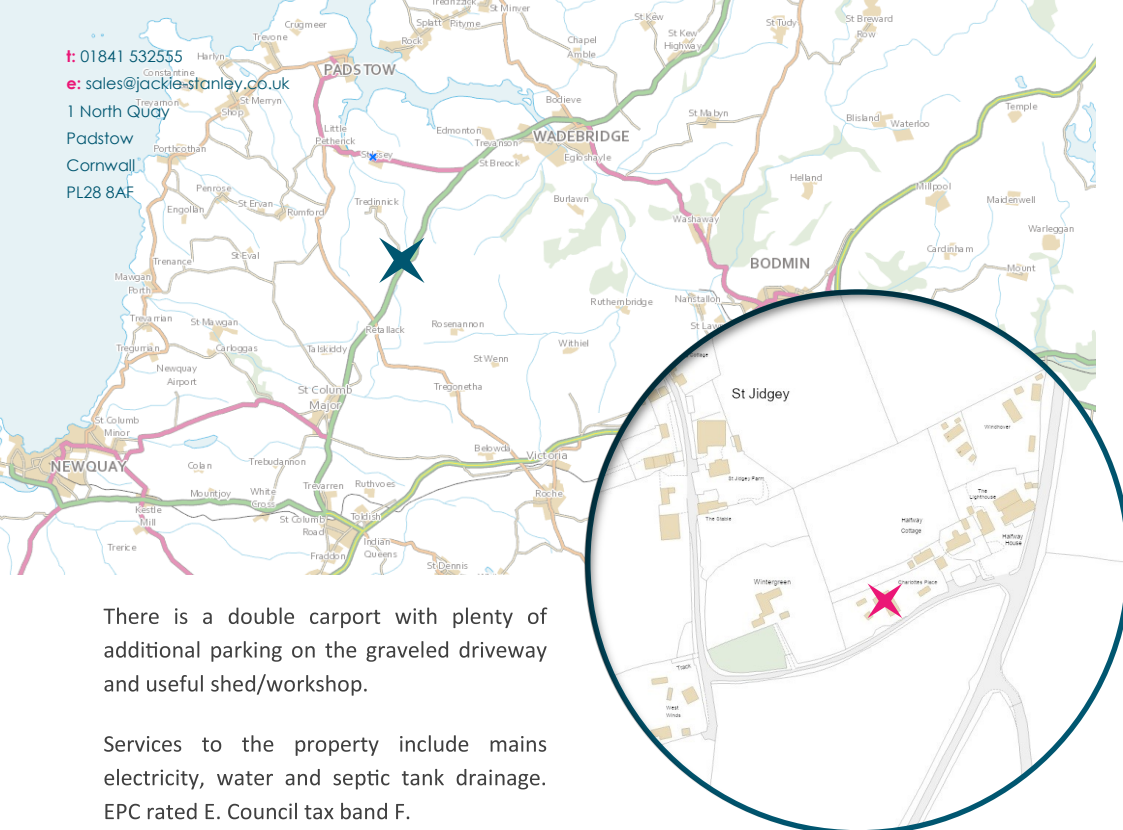
Self Contained Annexe: with its own parking area. From the front door the hallway, with space for a washing machine and fridge, leads to a generous shower room and kitchen / living / dining room opening onto sun-trap decking area. Upstairs is a double bedroom with the option to use adjacent bedroom and bathroom with bath. It was successfully let as a holiday unit for many years being close to the Saints Way and with the Halfway House gastropub within walking distance.

Outside: Mature gardens extend to 0.38 acres offering complete privacy, extensive countryside views and a sunny aspect: primarily laid to lawn edged with established shrubs, hedging and trees they are an attractive feature. There is a shaded sunken patio and a large detached Summerhouse used as an office come art studio/gym and birdwatching retreat.

Charlotte's Park, St Jidgy Wadebridge, PL27 7RE £595,000 guide



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There is a double carport with plenty of additional parking on the graveled driveway and useful shed/workshop.

Services to the property include mains electricity, water and septic tank drainage. EPC rated E. Council tax band F.

Charlotte's Park has plenty of scope to modernise and imprint ones own style and taste on the extensive accommodation.

The popular Halfway House Inn sits close to Charlotte's Park and it's a short drive to Padstow harbour and the thriving market town of Wadebridge.

The historic and picturesque fishing town of Padstow, with its outstanding Seven Bays beaches is just six miles and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant. Wadebridge is a thriving market town on the river Camel, which offers a fine selection of shops and amenities including a sports centre, cinema, excellent primary and secondary schools and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 15 miles away, as is the nearest airport at Newquay which offers national and international flights via London Gatwick which is approximately a one hour flight.

To find Charlotte's Park, follow the A39 from Wadebridge towards Truro. Alternatively turn off the A30 at Indian Queens and follow the A39 towards Wadebridge. The property can be found almost exactly halfway between the roundabout at Winnards Perch and the A389 to Padstow. At signs for St Jidgey and Tredinnick, turn off at the Halfway House Inn and the entrance to Charlotte's Park can be found further down on the right hand side. The postcode for satellite navigation is PL27 7RE. what3words: breakfast.sweetened.incurring

"Charlotte's Park incorporates a self contained annexe, which offers versatility for extended accommodation or income opportunity"

