

Tredannick Farmhouse

SLADESBRIDGE



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ESTATE AGENTS



- **Classic Picture Perfect Detached Farmhouse in an Area of Great Landscaped Value**
- **Tranquil Rural Position on the edge of Bustling Market Town of Wadebridge**
- **Four Double Bedrooms/One Bathroom**
- **Three Characterful Reception Rooms with Three Multifuel Stoves**
- **Original Slate Flagstones & Beamed Ceilings**
- **Comprehensively Upgraded to include External Insulation, Air Source Heating System & New Windows & Doors**
- **Approximately 0.5 Acres of Gardens & Grounds Bordered by Open Farmland**
- **Detached Garage/Workshop with Ample Driveway Parking**

To be sold for the first time in four decades with no onward chain is this picture perfect four bedroom detached farmhouse located in a tranquil rural position on the edge of the bustling market town of Wadebridge. Tredannick Farmhouse retains a wealth of character and originality in abundance, tucked away privately within approximately 0.5 acres of gardens and grounds bordered by miles of open farmland.

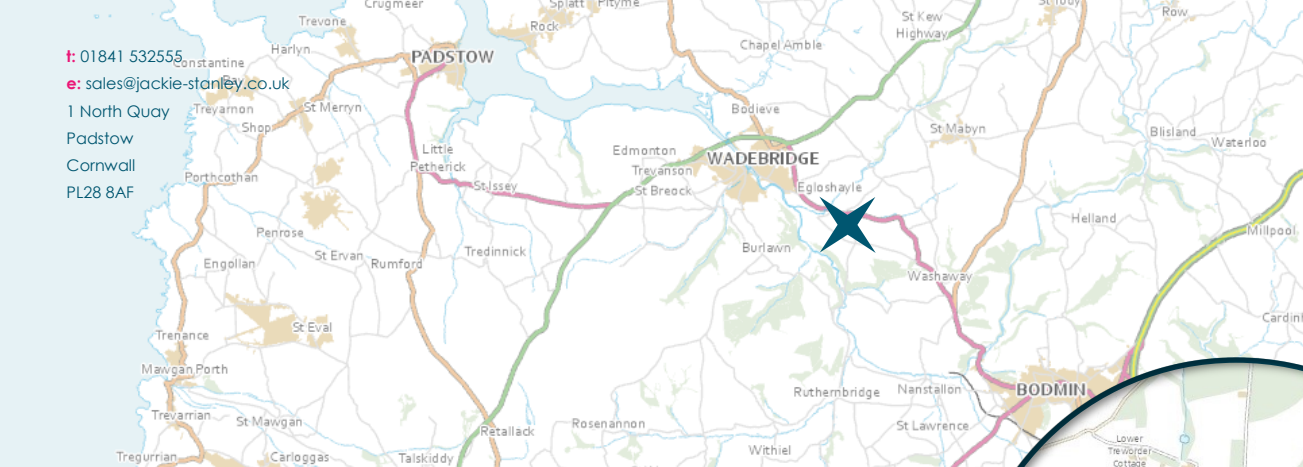
A comprehensive retrofit upgrade was recently completed at the farmhouse, significantly improving its energy efficiency and modernising key systems. The works have transformed the property's EPC rating from F to B, reflecting a substantial enhancement in thermal performance and sustainability. Key upgrades include an air source heat pump, solar PV, new double glazed windows and doors, external wall insulation together with a new rendering system, a complete electrical rewire, full plumbing replacement and a significant increase in loft insulation to current building regulations maximising heat retention in the roof space.

Noteworthy features include slate flagstone floors, no less than three multifuel stoves, beamed ceilings, an oil fired Aga and custom made solid beech kitchen cabinets. As the accompanying floorplans illustrate, Tredannick Farmhouse has three reception rooms each with a multifuel stove as its focal point. The main L shaped living/kitchen/dining room is a generous space which provides access to the hallway, snug and Mediterranean style terrace to the front of the property. There is also a utility room with a door to the side of the farmhouse. Up on the first floor are four generous double bedrooms, large family bathroom and storage room each with huge character, one with a feature fireplace and built in wardrobe.

Tredannick Farmhouse, Sladesbridge **PL27 6JE £935,000 guide**



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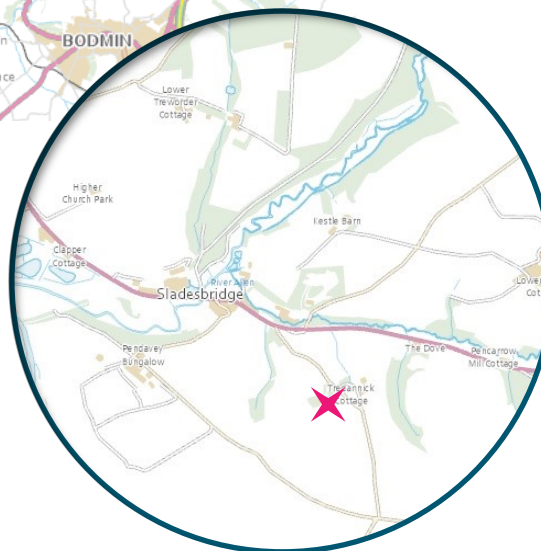


Please note, there is a neighbouring building plot with planning permission for the construction of a detached house and the highway access will be shared. Services to Tredannick Farmhouse include mains water and electricity with a private drainage system and an air source heating system. EPC rating B. Council tax band E. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile coverage.

The location is perfect for exploring the many sandy beaches and popular destinations North Cornwall has to offer including Rock, Polzeath, Padstow, Harlyn, Trevone and Constantine Bay to name a few. The championship golf course at St Enodoc is just a short drive away.

Sladesbridge is a small village on the edge of the thriving market town of Wadebridge. Sladesbridge is home to award winning Trelawney Garden Centre and the traditional family friendly Slades House Country Inn. The bustling market town of Wadebridge has a vibrant and welcoming community set along the picturesque banks of the River Camel. This thriving town combines traditional charm with modern convenience, offering a wide array of amenities to suit all ages and lifestyles. Shoppers will enjoy a mix of independent boutiques, artisan stores, and well-known high street brands, while a selection of cosy cafés, traditional pubs, and restaurants ensures there are plenty of options for dining and socialising. Active lifestyles are well catered for with a modern sports and leisure centre, offering a range of fitness classes, a swimming pool, and gym facilities. Travel connections are equally impressive. Approximately ten miles from the property is Bodmin Parkway, the nearest mainline railway station, which provides direct services to London Paddington. For those who travel further afield, Newquay Airport is less than fifteen miles away, offering a range of domestic and international flights.

To find Tredannick Farmhouse, follow Molesworth Street over the bridge and away from Wadebridge town centre. At the mini roundabout, turn right and drive along Egloshayle Road all the way to the A389. Turn right onto the A389 and continue for approximately 0.7 miles passing Trelawney Garden Centre and Slades House before turning right signposted to Tredannick. Drive up the lane and the entrance to Tredannick Farmhouse can be found on the right hand side. The postcode for satellite navigation is PL27 6JE. What3words: endearing.clinked.donates



The gardens at Tredannick Farmhouse are beautifully landscaped with lawns wrapping around the property and an array of mature and established shrubs and tall trees. To the front is lawn and the aforementioned Mediterranean covered terrace. To the rear is a large, private patio with steps leading up to a higher level of garden. This idyllic space extends to approximately 0.5 acres altogether. There is a detached garage with power and light, a tarmac driveway, five bar gate access and ample parking for several vehicles.

