



The Quarry



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St. Issey, Wadebridge, Cornwall, PL27 7RF

Wadebridge 3.5 miles - Padstow 5.5 miles - St Columb 6.2 miles

An idyllic self-built property nestled in amongst approximately 7.9 acres of woodland and meadows.

- Detached Property
- Private Rural Location
- Ample Parking
- Private Woodland
- Freehold
- Two Bedrooms
- Beautiful Gardens
- Multiple Outbuildings
- Approx. 7.9 Acres In Total
- Council Tax Band: A

Guide Price £550,000

SITUATION

The property is located at the end of a private track between Wadebridge and Winnard's Perch. Within 3.5 miles is the market town of Wadebridge which sits astride the River Camel and offers a wide variety of independent shops together with primary and secondary education, cinema, numerous sports clubs, social clubs and access to the popular Camel Cycle Trail. Within 7 miles of the property are the popular sandy beaches of the Seven Bays and the harbour town of Padstow is within 5.5 miles. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth, whilst Newquay airport provides a number of scheduled flights to both domestic and international destinations.

DESCRIPTION

Nestled in amongst approximately 7.9 acres of woodland with an orchard, vegetable garden, meadow and a stream, The Quarry is the perfect property for countryside living. The property itself was a self-build in 1995 and is Earth Sheltered and built with a mixture of natural materials and reinforced concrete. The vegetable garden, orchard and meadow have been managed on organic and permaculture principles for more than 40 years. The woods are often carpeted with bluebells and snowdrops and are teeming with wildlife such as badgers, deer, hedgehogs, otters, woodpeckers, jays and bullfinches etc.



ACCOMMODATION

The front door leads into a generous sun room with flagstone slate flooring, exposed beams, an exposed stone wall built with materials from the quarry and views of the surrounding gardens and woodland. From the sun room is access to two bedrooms, a shower room, sitting room and kitchen. Bedrooms One and Two are both double rooms and Bedroom One has an en-suite wet room offering a low level WC, vanity basin and electric shower. The shower room benefits from a low level WC, basin and a corner shower. The cosy sitting room boasts exposed beams and access through to the kitchen which offers a range of base units with worktops made from reclaimed wood, a sink, electric hob, eye-level electric oven, wood burning stove and space for appliances. From the kitchen is a utility/workshop with built-in units, a butler sink, space for white goods and a stable door leading outside.

OUTSIDE

The gardens are located to the front and side of the property and are mostly laid to lawn with an array of mature shrubs and trees. There is ample parking and multiple outbuildings, a meadow, an orchard and an allotment with raised vegetable beds, a polytunnel and greenhouse. Across the lane is a further 5.4 acres of woodland which abuts a stream.

SERVICES

Mains electricity. Water heated via a wood burner or immersion tank. Spring fed private water. Private drainage via a septic tank. Broadband availability: Standard. Mobile phone coverage: Limited Voice and Data. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

AGENTS NOTE

The property is of non traditional construction and therefore will be for cash buyers only.

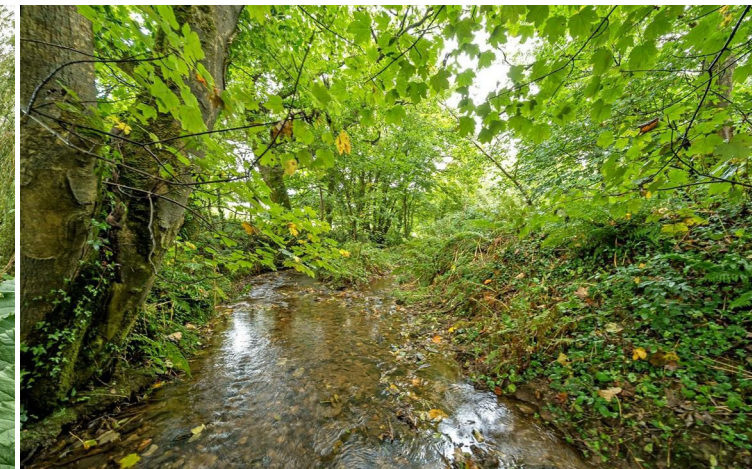
VIEWINGS

Strictly by prior appointment with the vendor's appointed sole agents, Stags.

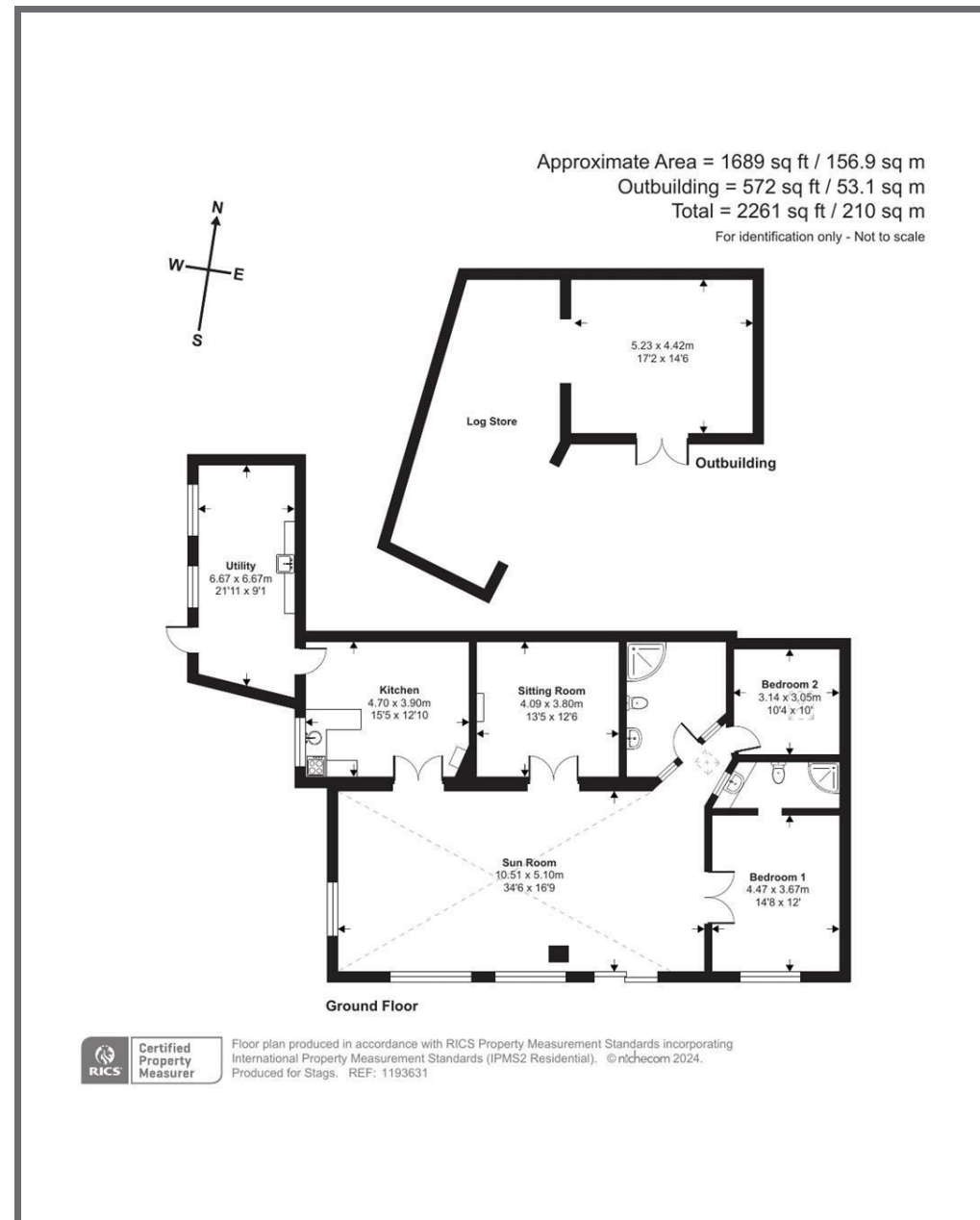
DIRECTIONS

From Wadebridge, at the roundabout at the top of West Hill, take the first exit on to A39 and continue along the road for 2.1 miles. Take the left hand turning where there is a sign for Westpark Farm, and turn left at the fourth gate from the main road. Continue along the track until you reach the property.

What3Words: ///simulator.alive.treetop



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	39
England & Wales	
EU Directive 2002/91/EC	

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