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## Tall Trees Trevanson, Wadebridge, PL27 7HP

Guide price £1,150,000

A unique architect designed house, set within a wonderfully secluded and discreet location, completely hidden from view, yet within easy reach of Wadebridge town.

Tall Trees is positioned within circa 0.6 acres of gardens and grounds, which as the name suggests, includes numerous beautiful mature trees within the grounds and the land that surrounds it. When inside the house, your extended outlook is into the canopies of numerous trees, which provide great shelter, whilst giving a wonderful sense of nature and peace, yet without the loss of natural daylight. It can only be likened to or described as what it feels like to be in a treehouse - something quite special and truly unique for its location.

The house provides close to 4500 square feet of accommodation, that is set out over its 3 floors, which combine to offer an incredibly spacious 4 bedroom layout, with an en suite bedroom located on each floor, creating great flexibility to the layout. The contemporary styling and finish of the house complements its strong architectural style perfectly, as do the high quality fixtures and fittings that have been fitted throughout such as wooden flooring, exposed timber beams and wood-burners to name just a few. Constructed in 2012, the house enjoys a fully open plan and multi level layout to the living accommodation, as well as great senses of space and volume that is created by its dramatic curved ceiling, which is such a strong and appealing architectural feature of both the interior and exterior of the building - to such a great degree, it was nominated for a RIBA award after its construction.

Council Tax Band G. EPC C.



The ground floor is home to the vast main open-plan living area that combines a family area with a wood burner in situ with a large dining space and also the contemporary kitchen with its large island. At the rear of the building, with an outside door, is a large utility room that also has a walk-in shower, designed for stepping into after a day at the beach or a blustery walk. There is also a separate WC and one of the en suite double bedrooms is also positioned on this floor. The living area is flooded with natural light by large dual aspect windows and glazed doors, which includes three sets of floor to ceiling bi-folding doors that run along the length of the living space, providing it access to the outside full-width balcony, that in-turn overlooks the garden and grounds. A sleek steel, glass and slate staircase sits centrally within the building, connecting the three storeys and creating an eye-catching central focal point to the house.

The top floor is home to a 29' reception room area with a wood burner in situ and feature barrelled ceiling. Again, there are lovely views of the gardens and trees to be enjoyed too. The master bedroom suite is also located on this floor, enjoying some of the best views in the house across miles of adjacent open countryside towards the Camel Estuary. It has large en suite bathroom, accessed via a walk-in wardrobe/dressing room and there is also a private balcony that enjoys views of the gardens.

The lower ground level has a large reception room of circa 22' x 24' that has been utilised as a gym, but it could be used for numerous different purposes if required. This room again has 2 sets of bi-folding doors that open directly out into the gardens. There are two further double bedrooms on this floor, one being en suite and there is a family bathroom too. There is also a large walk-in storage cupboard.

The property is fitted with solar panels on the roof providing both solar hot water and PV electricity that creates an income from a Feed in Tariff. The underfloor heating throughout is powered by an air source heat pump, which all helps it to achieve an EPC rating of C.

Please see the attached floor plans for the layout, sizes and orientation of each room.

## OUTSIDE

Set in a large plot of circa 0.6 acres, the gardens of Tall Trees are particularly special, as well as private and secluded. To the front and rear are two good-sized lawned areas. There is wide selection of established plants and greenery which create a more organic woodland feel to the gardens, as well as the beautiful mature trees that are such a feature.

On the southerly side of the property is the heated outdoor swimming pool, surrounded by a patio area that provides the perfect area for outside entertaining.

At the bottom of the garden are pathways leading to a two storey wooden-built studio, known as Small Trees. This picturesque and useful building is nestled into woodland and it provides nearly 900 square feet of space over its two floors, as well as a kitchenette area and a shower room with WC.

The property is approached by a discreet private driveway that leads onto a large tarmac driveway that provides parking space for numerous cars and subject to all requisite permissions, also offers room to construct a good-sized garage.

## LOCATION

Located just a short level walk from the highly desirable town centre of Wadebridge - one of Cornwall's most sought-after towns due to its many excellent boutique shops, schooling and sporting facilities.

The magnificent Camel Estuary meanders its way down to Padstow and along its banks is the the highly popular Camel Trail foot and cycle path, linking Padstow to Wadebridge and beyond up the Camel valley to Nanstallon and eventually on to Bodmin.

The North Coast and The Seven Bays offer exceptional surfing beaches and the nearby Harbourside town of Padstow provides world class dining and hospitality from celebrity and Michelin starred chefs such as Rick Stein and Paul Ainsworth.

For the golfing enthusiast there are championship level courses on opposite sides of the Camel Estuary, the nearest being Trevose and St Enodoc at Rock.

## Services

Mains water and electricity. Private drainage. Air source heat pump. Solar roof panels providing hot water and photovoltaic (PV) roof panels.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy A	Energy B	Energy A	Energy B
Energy B	Energy C	Energy B	Energy C
Energy C	Energy D	Energy C	Energy D
Energy D	Energy E	Energy D	Energy E
Energy E	Energy F	Energy E	Energy F
Energy F	Energy G	Energy F	Energy G
Energy G	Energy H	Energy G	Energy H
Energy H	Energy I	Energy H	Energy I
Energy I	Energy J	Energy I	Energy J



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