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HIGH CROFT, WINDMILL LANE, ST MINVER, WADEBRIDGE
£1,100,000 FREEHOLD INCLUDING CONTENTS

ST MINVER, WADEBRIDGE, CORNWALL PL27 6RD

Spacious and light contemporary 5 bedroom property constructed in 2016. High Croft has lovely rural views looking over to Trebetherick, Daymer bay and Trevose lighthouse.

The property is 3091 sq. ft.

PORCH • HALL • KITCHEN • DINING AREA • SITTING ROOM • 5 BEDROOMS
2 EN SUITE BATHROOMS • BATHROOM • SHOWER ROOM • UTILITY ROOM • GARAGE
GARDEN • PARKING • OIL FIRED CENTRAL HEATING

FOR DETAILED PROPERTY PARTICULARS: **ESTUARYESTATES.CO.UK** OR INFO@ESTUARYESTATES.CO.UK







High Croft is a superb spacious and light architecturally designed property with lovely rural views looking over to **Trebetherick** and towards **Wadebridge**. The ground floor has a very contemporary feel with lovely modern kitchen, polished oak floors and an open plan living area with lovely picture windows and French doors onto the garden. **High Croft** has the benefit of stunning lighting. Upstairs leading from a superb landing there are four good sized bedrooms and three bathrooms. The property has been designed to be low maintenance, the exterior being constructed of Marle boarding and a slate tiled roof. The central heating system is oil fired with a large hot water cylinder.

High Croft is situated approximately 2 miles from **Polzeath** and 1 mile from **Port Quin** and five miles from **Port Isaac**, an ideal holiday location. **Polzeath** is a very sought after holiday destination with a beautiful sandy beach very popular with surfers. The beach is watched over by lifeguards in the summer months. Around the beach are many lovely restaurants and lively cafes, a grocery store, post office, surf shops and lovely boutiques. **Port Isaac** is only 5 miles with a quaint harbour and home to **Nathan Outlaws** Michelin star restaurants. The market town of **Wadebridge** is just 6 miles with its extended amenities. **High Croft** is a most attractive family home for either permanent living or as a holiday home. The property has been very successfully let on a holiday basis by the present owners.

Must view to fully appreciate this superb property.

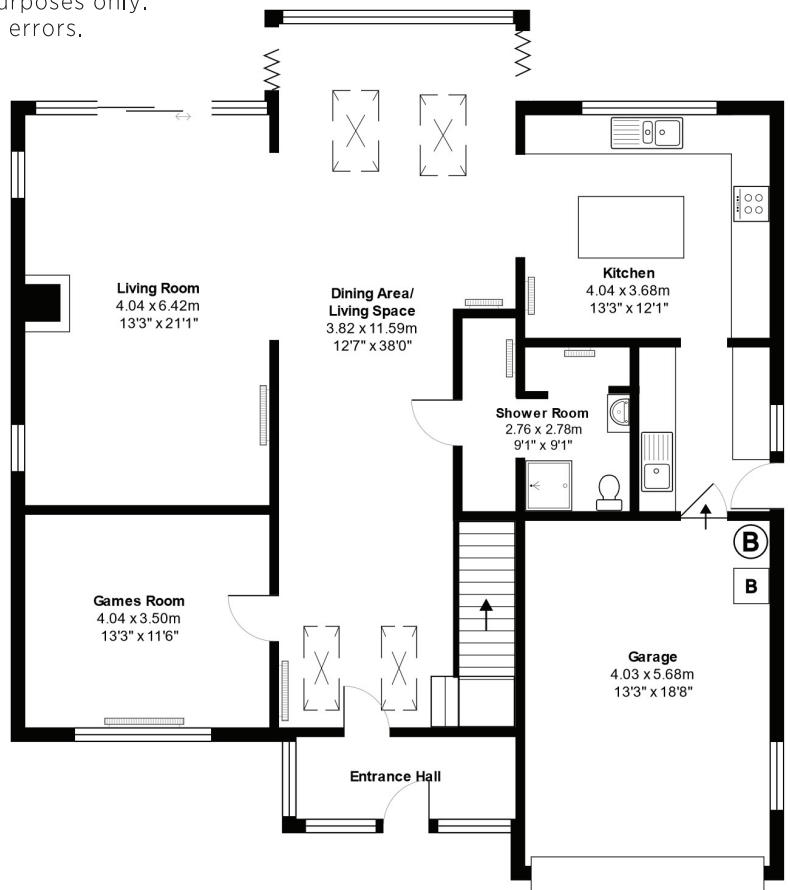


FLOOR PLANS

TOTAL AREA: 287.1 m² 3091 ft²

All measurements are approximate and for display purposes only. Floorplan for guidance only. No liability accepted for errors.

GROUND FLOOR



FIRST FLOOR



EPC ENERGY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		78 C	84 C

ACCOMMODATION

ENTRANCE: Front door to:

PORCH: UPVC porch with half glazed door with glazed panels and obscure glass. Oak glazed door into:

HALL: Spacious hallway with lovely open space, picture window with delightful views over fields to Trebetherick and to Wadebridge. Solid oak flooring and recess lightings. Leading into:

DINING AREA: Picture window and two sets of French doors leading onto the decked patio and down steps to lawned garden with boundary hedge. Solid oak flooring, radiator, recessed lights.

SITTING ROOM: Patio doors leading into the garden, two windows to the side, wood burning stove with slate hearth, radiator, TV point, solid oak flooring, recessed lights.

KITCHEN: Window overlooking the garden. Range of contemporary kitchen units with worktop over. Central unit with wooden worktop and breakfast bar. 1 ½ bowl sink with drainer, built in hob with extractor fan, double oven, Neff double American style fridge/freezer and dishwasher. Solid oak flooring, radiator, recessed lights. Open doorway into:

UTILITY ROOM: Window to side, part glazed door to side. Range of contemporary units with worktop over. Built in washing machine, sink with drainer, cupboard, solid oak flooring, recessed lights and power points. Wooden door to:

GARAGE: Electric up and over door. Gledhill water cylinder and Grant oil boiler. Window to side.

DOORS FROM HALL INTO:

BEDROOM 5: Window to the front, solid oak flooring, radiator, recessed lights, currently being used as a games room with a pool table.

SHOWER ROOM: Fully tiled shower enclosure, wash hand basin in vanity unit and WC. Solid oak flooring, walls part tiled and recessed lights.

SOLID OAK STAIRS WITH GLASS SIDE AND WOODEN HAND RAIL FROM HALL TO FIRST FLOOR

FIRST FLOOR

LANDING: Large central mezzanine with four Velux windows, solid oak flooring, recessed lighting, radiator. Doors to:

BEDROOM 1: Window to front with lovely views towards Trebetherick, glazed area above window. Two radiators, spotlights on central wooden beam. Door to:

EN SUITE: Window to side, walk in shower enclosure, panelled bath, wash hand basin in vanity unit with worktop and WC. Tiled floor, walls partly tiled, heated towel rail and recessed lights.

BEDROOM 2: Window to front and glazing above, sloping ceiling, radiator, recessed lights and power points.

BATHROOM: Fully tiled shower enclosure, panelled bath, wash hand basin in vanity unit with worktop and WC. Window, walls part tiled, tiled flooring, heated towel rail and recessed lights.

BEDROOM 3: Window to front, radiator, recessed lights.

BEDROOM 4: Window to front, radiator, TV point, recessed lights.

Door to:

EN SUITE: Window to side, walk in shower enclosure, wash hand basin in vanity unit and WC. Heated towel rail and recessed lights.

OUTSIDE

GARDEN: Top tier patio has a decked area and steps down the bottom tier that is laid to natural lawn with a boundary fence. walkway from the front to rear garden. Oil tank and garden shed.

PARKING: Parking for several cars.

EPC RATING: C

SERVICES: Mains electricity and water. Septic tank.









VIEWINGS BY STRICT APPOINTMENT THROUGH:

ESTUARY ESTATES

TREBETHERICK HOUSE, TREBETHERICK, WADEBRIDGE, CORNWALL PL27 6SB

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GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Money Laundering: We have in place procedures and controls which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigation as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are connected to the property. Central heating is by way of oil.

Land: It is suggested that prior to exchange of contracts, prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land they are purchasing and also to check all fixtures and fittings either included or excluded in the sale.

Photographs: All photographs are taken with a wide angle lens.