



St Breock, Nr Wadebridge - Manor House and 4 Acres!

Offers In Region Of £2,300,000

 6  6  4

- Exceptional Edwardian manor house at the end of a sweeping private driveway
- Lovingly and painstakingly restored from the ground up by its current owners
- A stone's throw from Wadebridge, Polzeath, Daymer Bay, and Harlyn
- Grand country estate, Cornwall's most desirable destinations on the doorstep
- UV-filtered private water supply - 360 TOUR CLICK THE LINK!
- 6 spacious bedrooms, 6 bathrooms, 4 reception rooms, and 2 kitchen areas
- Four acres of magical grounds, (Enchanting woodland, and rolling lawns)
- Prime position - An exclusive rural pocket—just a mile from the town of Wadebridge
- Detached plant room with biomass pellet boilers & UV-filtered private water supply
- Boot room, walk in pantry, office, laundry room and palatial family bathroom



Exceptional Edwardian manor house standing proudly at the end of its own sweeping private driveway | 6 spacious bedrooms, 6 bathrooms, 4 stunning reception rooms, and 2 kitchen areas| Lovingly and painstakingly restored from the ground up by current owners | Four acres of magical, mature grounds. Formal gardens to the front, with a hot tub, expansive parking. Enchanting woodland, rolling lawns, and peaceful glades | Stone's throw from Wadebridge, the Camel Trail, and the iconic beaches of Polzeath, Daymer Bay, and Harlyn | Prime position in one of North Cornwall's most exclusive rural pockets —just a mile from the sought-after market town of Wadebridge | Grand country estate with the convenience of first-class amenities and Cornwall's most desirable destinations | Detached plant room housing biomass pellet boilers | UV-filtered private water supply | Separate Boot room, walk in pantry, office, laundry room and palatial family bathroom.

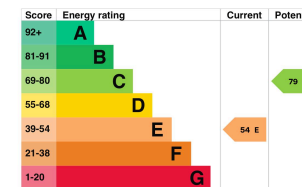




Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements