



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10288

£375,000

Johns Park,
Whitecross, Wadebridge, Cornwall, PL27 7JD

FREEHOLD



To be sold for the first time in 38 years.

An attractive, double fronted, non-Listed semi-detached house, situated on the outskirts of Wadebridge with rolling countryside views across the Royal Cornwall Showground. Spacious accommodation and beautifully presented throughout, comprising of 4 bedrooms, 3 reception rooms, kitchen, sun room, a large level private rear garden and an unconverted outbuilding.





SUMMARY OF ACCOMMODATION

Ground Floor Sun room, living room, dining room, sitting room, kitchen.

First Floor Principal bedroom, 3 further bedrooms and family bath/shower room.

Outside To the front a level gravelled driveway with space for 2-3 vehicles. To the rear a full width level lawned garden with an array of beautiful shrubs, plants and trees surrounded by raised flowerbeds. A large patio area adjacent to a pond. A good size unconverted outbuilding and greenhouse.

DESCRIPTION

Johns Park is an attractive, double fronted, semi-detached non-Listed home which is beautifully presented throughout and has been in our client's ownership for circa 38 years.

Boasting a large, level lawned rear garden with multiple seating areas, an array of wonderful shrubs, plants and trees which are bordered by raised flowerbeds. A large outbuilding which with the necessary planning consents could be converted into a home office, gym or ancillary accommodation. To the front is a gravelled driveway area with space for up to 2-3 vehicles.

A light entrance porch/sun room enters into the living room with feature gas fireplace, high beamed ceiling and has a doorway connecting to the dining room with original oven alcove. A further doorway connected to the large, double aspect beautifully presented sitting room with woodburning stove which has steps leading to the well appointed farmhouse style kitchen with views across the rear garden.



A stairway from the living room leads to the first floor which connects to 4 bedrooms and a well appointed family bathroom.

The principal bedroom benefits from wonderful southerly show ground and countryside views. The guest bedroom benefits from the same wonderful views and also has the use of a good sized cloak room. A further two bedrooms can be found to the rear of the property, both overlooking the rear garden.

The property is presented beautifully but could undoubtedly benefit from some modernisation.

LOCATION

Wadebridge is a picturesque town, sought after because of its wonderful riverside parks which sit either side of the upper tidal reaches of the River Camel with an attractive vehicular bridge connecting the two sides of the town. On the downstream side of the town is a boat yard and laying up facility. There are lovely walks alongside the river on both sides and after Wadebridge the estuary opens out providing further walks through the surrounding countryside with the river emptying into the Atlantic Ocean at Padstow which is a short drive away. On either side of the estuary are wonderful sandy beaches providing excellent surfing

and bathing and many of the north coast's most popular resorts are within a short drive such as Polzeath, Daymer Bay, Rock and to the south Harlyn, Treyarnon and Constantine.

Wadebridge town is accessed via the A39 (the Atlantic Highway) which northwards proceeds all the way into Devon skirting the north Cornish coast providing access to picturesque fishing villages such as Boscastle and Port Isaac with beaches at Trebarwith Strand, Tregardock further north, Widemouth and the beaches around Bude. To the south the A39 leads to Newquay with many beaches between Wadebridge and Newquay being easily accessible.

Bodmin Road is the nearest railway station providing a direct line link to London Paddington with approximately travel time of 4½ hours and to the south, following the A39 easy access can be had to Cornwall Airport Newquay which provides daily shuttle flights to a variety of UK and European destinations.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

SUN ROOM / ENTRANCE PORCH – 9'7" x 6'6" A naturally lit room due to its southerly aspect with space for a seating area and doorway leading into the house.

LIVING ROOM – 14'9" x 12'1" A lovely room bursting with character features with beamed ceilings, mixed stone fireplace with feature gas fire, window overlooking the front elevation, radiator and doorway leading into the:-



DINING ROOM – 11'9" x 8' A lovely, cosy room with original oven alcove, painted beamed ceiling, window overlooking the rear patio area, radiator and doorway leading into:-

SITTING ROOM – 12'3" and 7'10" x 11'3" max A beautiful, double aspect open-plan room with a continuation of the painted beamed ceilings. Another mixed stone fireplace with large and attractive feature woodburning stove, fitted cabinetry, window overlooking the front elevation and steps lead up to the:-



KITCHEN – 9'8' x 9'2" A well appointed and attractive farmhouse style kitchen with a large picture frame window overlooking the rear garden and a range of base and eye level white units with space for dishwasher, washing machine/tumble dryer and/or oven.



FIRST FLOOR

BEDROOM 1 – 12'4" x 11'5" A lovely, naturally light, well decorated and well proportioned bedroom with pedestal wash hand basin and plenty of space for wardrobes/fitted units with a window overlooking the front elevation and views out to the Royal Cornwall Showground and rolling countryside beyond.



BEDROOM 2 – 12'6" x 10'8" Another good sized, well decorated bedroom positioned to the front of the property with far reaching views across the Royal Cornwall Showground and beyond, appointed with a pedestal mounted wash hand basin and plenty of space for wardrobe/storage units and a good sized cloakroom.



BEDROOM 3 – 12' max x 8'3" A good sized bedroom with window overlooking the rear garden.

BEDROOM 4 – 8'9" x 8'1" A very useful, fourth bedroom currently arranged as a single bedroom again with window overlooking the rear garden – perfect for office space. Radiator.

FAMILY BATHROOM Comprising of a low level flush wc, pedestal mounted wash hand basin with panelled bath and tiled splashback and shower overhead. Stainless steel ladder style radiator.

OUTSIDE

A lovely, well maintained level lawned garden with an array of beautiful plants, shrubs and trees surrounded by raised flowerbeds. A beautiful pond adjoining a large patio area perfect for barbecues and dining. A greenhouse and a large outbuilding which could benefit from some improvements and with the necessary planning consents could be converted into a home office/gym/further ancillary accommodation.

To the front of the property is parking for 2-3 vehicles with a walkway connecting the driveway to the rear garden.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE PL27 7JD.

SERVICES Mains water, private drainage, mains electricity, oil fired central heating, gas fire in living room and log burning wood stove in the sitting room.

COUNCIL TAX BAND B (see www.mycounciltax.org.uk).

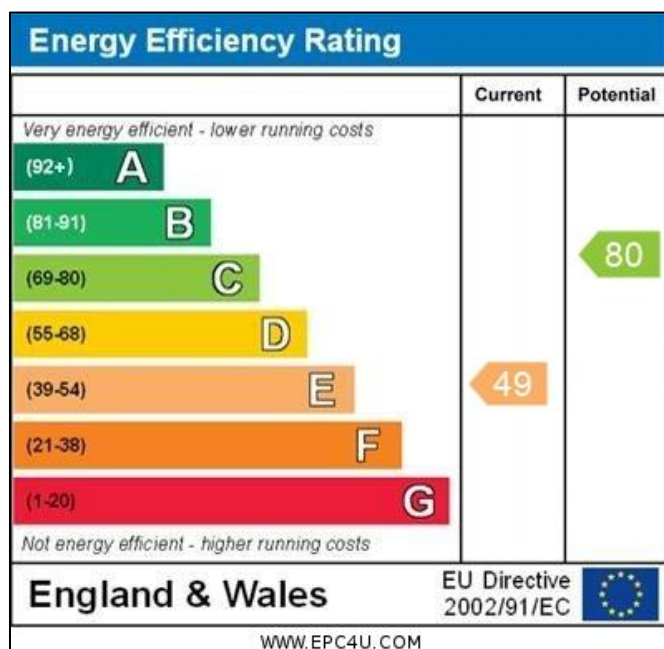
DIRECTIONS What3words //skylights.replace.shrimp – From Wadebridge town centre head up West Hill until you reach Tesco superstore on your left hand side and continue to Tollgate Roundabout. Take a left up the A39 with the Royal Cornwall Showground on your left hand side and continue for a few hundred yards where Johns Park can be found on your right hand side and marked by our for sale board.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

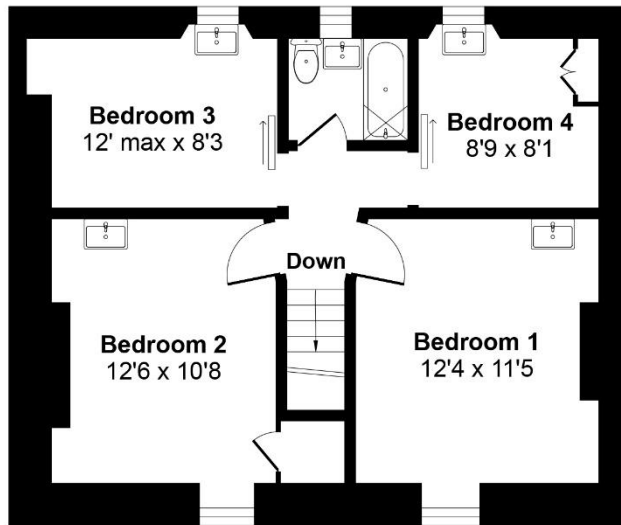
Whitecross, Wadebridge, PL27

Approximate Area = 1319 sq ft / 122.5 sq m

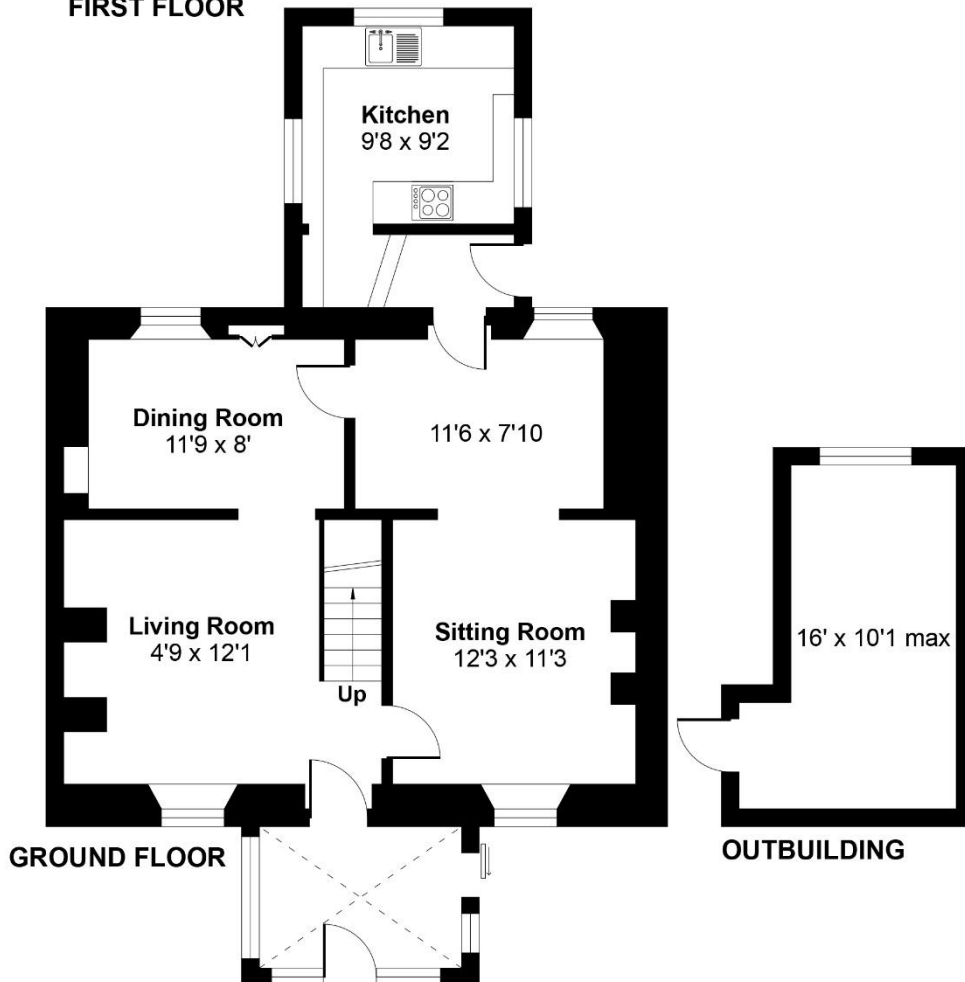
Outbuilding = 134 sq ft / 12.4 sq m

Total = 1453 sq ft / 134.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2024. Produced for Lillcrap Chilcott. REF: 1194239

