



Mor-Vue,  
St Ervan, Wadebridge



## Mor-Vue, St Ervan, Wadebridge PL27 7SL

### Guide Price - £275,000 Freehold

- Detached three-bedroom bungalow in a rural setting
- Driveway and carport with overhead storage
- Bright front garden and private rear garden
- Generous central hallway linking all rooms
- Subject to an Agricultural Occupancy Condition
- Cash buyers only (due to construction)

*Mor-Vue is a three-bedroom detached bungalow of "Woolaway" construction and therefore available to cash buyers only) featuring its own gated access, driveway, carport, and a garden that backs onto open pasture.*

### The Property

Mor-Vue offers well-planned, single-storey living with bright and versatile accommodation. The layout includes an entrance porch leading into a central hallway, from which all rooms are accessed. The living room is a comfortable and light-filled space, with pleasant views over the front garden. To the rear, the kitchen is functional and well-proportioned, connecting through to a conservatory/dining room that enjoys an outlook over the rear garden and fields beyond.

There are three good-sized bedrooms, each offering flexibility for family use, guests, or a home office. The family bathroom serves the bedrooms and completes the internal accommodation.

Outside, the bungalow benefits from an attached car port with storage space above, as well as private gardens to both the front and rear. The front garden is laid to level lawn, while the rear backs onto open farmland, providing an attractive rural backdrop. A garden shed offers additional storage, and there is a useful office/store with a timber decked area to the front.







## Agent's Note

- This property is subject to an Agricultural Occupancy Condition (AOC). Further details available on request.
- The property is of 'woolaway' construction and therefore available to cash buyers only.

**EPC G    Council Tax Band   C**

## Services

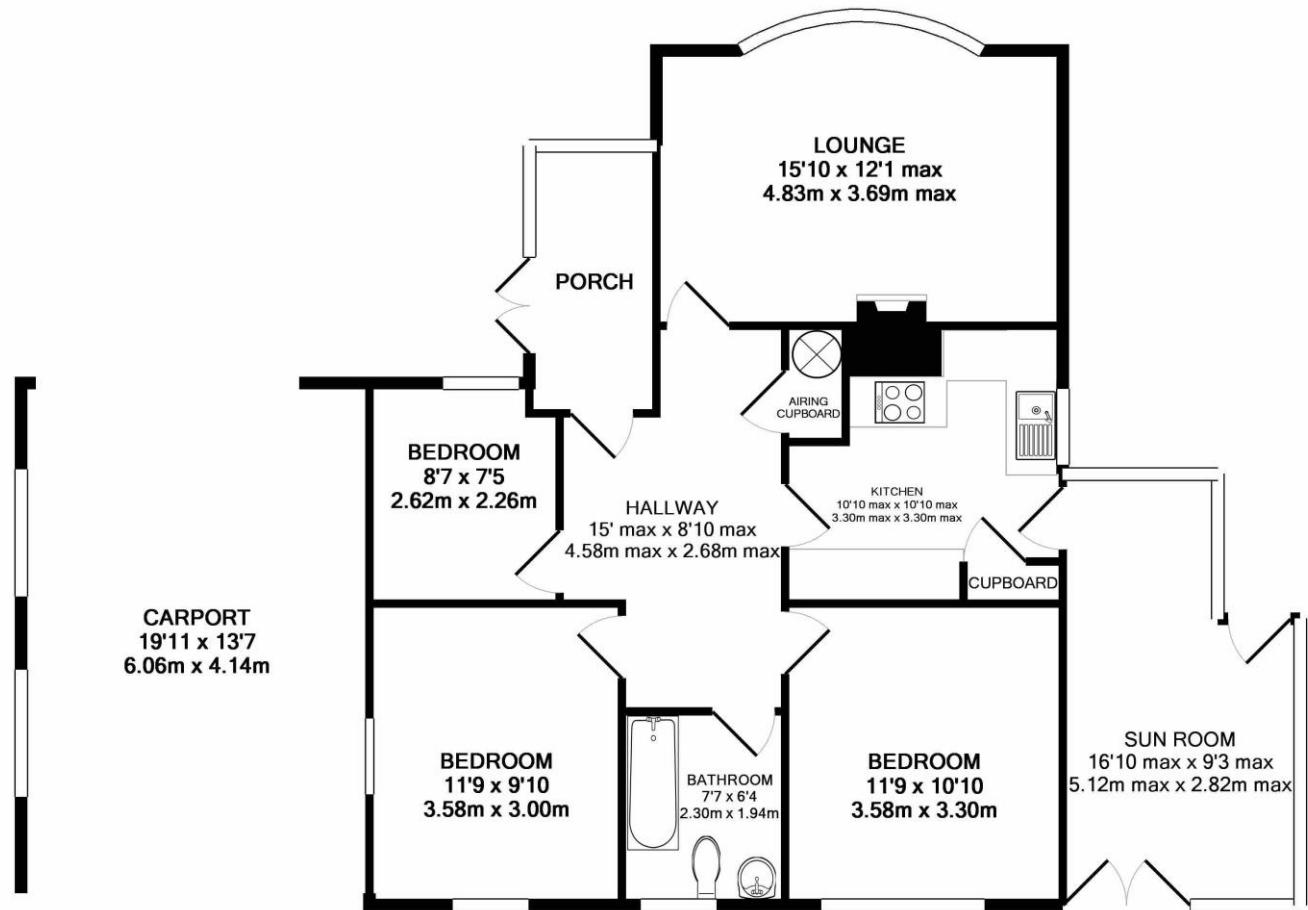
Mains electricity and mains water are connected. Private foul drainage system. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

## Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

## Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



TOTAL APPROX. FLOOR AREA 1210 SQ.FT. (112.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### Location

Mor-Vue enjoys an enviable position amidst attractive North Cornish countryside, approximately five miles south of the highly regarded harbour town of Padstow, renowned for its vibrant culinary scene, independent shops, and picturesque waterfront. To the west, just four miles away, lies the stunning Trewinnick Farm is set in a desirable rural location approximately five miles south of the popular harbour town of Padstow, known for its restaurants, shops, and scenic waterfront. Just four miles to the west lies Porthcothan Bay, a sheltered sandy beach backed by dramatic National Trust coastline and cliff-top walks, including the renowned Bedruthan Steps.

Local amenities can be found in nearby St Eval, while Padstow and Wadebridge offer a wider range of shops, services, and leisure facilities. Trevoze Golf and Country Club and Retallack Resort & Spa are both within five miles, and Camel Creek Adventure Park is just three miles away. The area is also well connected by the Camel Trail, a popular 18-mile walking and cycling route stretching from Padstow to Bodmin. The cathedral city of Truro, approximately 22 miles away, provides an extensive selection of educational, healthcare, and professional services, as well as retail and cultural attractions.

### Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722

Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

### Directions

From the A39 heading from St Columb Major towards Wadebridge, take the first exit at Winnard's Perch Roundabout onto the B3274. Continue for approximately 2.1 miles towards Rumford village, then turn left. After 0.8 miles, turn right at the signpost for Rumford. The bungalow will be found on the right-hand side after about 100 metres, just beyond the main farm entrance.

**what3words**///widgets.buying.riverbed



**Not to scale. For indicative purposes only.**

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