



SANDYLANDS
EGLOSHAYLE, WADEBRIDGE, PL27 6EL


LUXURY PROPERTY PARTNERS
Specialists in the marketing & sale of luxury homes



A glimpse into a spectacular property, offering luxury living in Wadebridge, just nine miles from Padstow.

ACCOMMODATION SUMMARY

Completed in 2023 and nestled in the heart of Wadebridge, this exquisite property sets a new standard for luxurious living, seamlessly blending innovation, comfort, and style. From the indoor heated swimming pool to the secret room with a security code, this property offers an unparalleled living experience.

With a commitment to sustainability and a focus on modern conveniences, this residence stands as a testament to the epitome of opulent living in Wadebridge.



GROUND FLOOR

As you enter Sandylands you are greeted with opulent living at every glance. The main features of the ground floor are:

A dedicated office space caters to the demands of a remote and flexible work lifestyle.

The open-plan kitchen dining area, complete with a breakfast bar and double oven, which exemplifies the fusion of style and functionality.

A unique conversation pit sets the tone for social gatherings, while the pièce de résistance is the walk-in spiral wine cellar that can store up to 1500 bottles.

This feature not only adds a touch of sophistication but also showcases a passion for fine wines.







GROUND FLOOR

The property boasts a spacious 12mx8m indoor heated swimming pool, providing a perfect retreat for relaxation and fitness. Adjacent to the pool is a well-appointed shower room, ensuring convenience and comfort for residents and guests alike.



GROUND FLOOR

A mysterious secret room, accessible only through a secure code, adds an element of intrigue to the property. This private space can serve various purposes, from a panic room, memorabilia storage to a safe. Practicality meets functionality with a well-equipped utility room and a plant room.

The utility room streamlines household chores, while the plant room houses the air source heat pump, ensuring energy efficiency and environmental consciousness. The property incorporates underfloor heating powered by an air source heat pump, providing a sustainable and efficient heating solution. Additionally, heating options include oil, solar panels, and electric sources, catering to diverse preferences and environmental considerations.



GROUND FLOOR

With a sprawling 6500 sq ft, the property includes thoughtful additions such as an outside Nissan hut, airing cupboard with shelving, and a mechanical ventilation system for optimal air quality.



FIRST FLOOR

The first floor comprises five bedrooms, two of which are ensuite





FIRST FLOOR

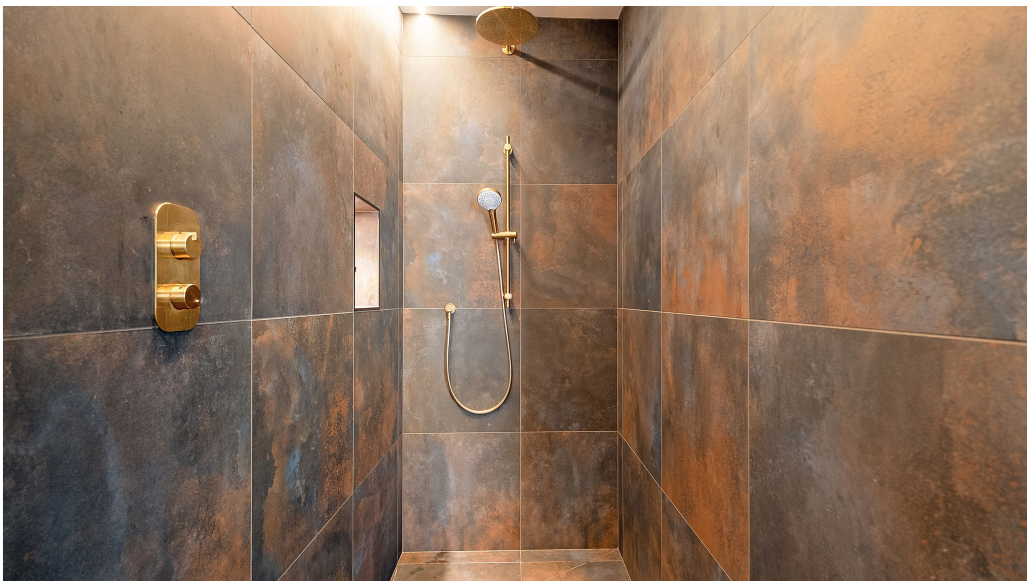
Each bedroom is equipped with built-in wardrobes, offering ample storage space. A dedicated dressing room with a walk-in wardrobe adds an extra layer of luxury.



FIRST FLOOR

Bedroom two is a double bedroom which features an original fireplace, a sizable wardrobe and an ensuite. The ensuite bathroom is newly revived with a designer shower and textured wall tiles, which is also featured in the family bathroom.

Bedroom three is another sizable double bedroom and bedroom four is a beautifully presented single bedroom.











OUTSIDE

There is a private and gated driveway with parking for up to ten vehicles, a huge entertainment terrace, a hot tub, bar, fire pit and approximately a one acre plot. Embracing modern technology, the property includes a carport with an electric car charger, reflecting a commitment to eco-friendly living





LOCATION

Wadebridge is a town in Cornwall, located approximately 5 miles upstream from Padstow. The town has a rich history and has grown in significance over the years. The town is located on the River Camel, and the Camel Trail, a popular recreational route, starts in Wadebridge. The trail follows the disused railway track alongside the river and provides a picturesque route for walkers and cyclists.

Wadebridge has evolved into a market town and a commercial centre for the surrounding area. It offers a range of shops, restaurants, and services for both residents and visitors. The town's market, held regularly, is a tradition that continues to this day.

There are some notable landmarks in and around Wadebridge, including the Town Hall, which dates back to 1888, and the Egloshayle Church, an ancient church with a history dating back to the 12th century.

Wadebridge hosts various events and festivals throughout the year, attracting locals and visitors alike. These events may include cultural celebrations, food festivals, and agricultural shows. Wadebridge's blend of history, scenic beauty, and commercial activity makes it a charming and vibrant town in Cornwall, offering a mix of cultural heritage and modern amenities.

LOCAL SCHOOLS

- Nanstallon Community Primary School
- St Breock Primary School
- St Kew ACE Academy
- St Mabyn CofE School
- St Minver School
- St Wenn School
- Wadebridge Primary Academy
- Wadebridge School

TRANSPORT

The town is well-connected by road, and the A39 road passes through Wadebridge. Public transportation options are available, and the town serves as a gateway to other destinations in Cornwall.

The closest airport is Newquay Airport which is approximately 8.9 miles away.

Photo by Danilo D'Agostino <https://unsplash.com/photos/cliff-near-body-of-water-lmv3xp-W14A> & Photo by Jeremy Bishop <https://unsplash.com/photos/two-people-carrying-surfboards-while-walking-on-seashore-7H6U7dJCF2E>



GENERAL INFORMATION

SERVICES

Electric, Solar, Air Source Heat Pump, Mechanical Ventilation System

TENURE

Freehold

LOCAL AUTHORITY & TAX BAND:

Cornwall Council, Council Tax Band: G

VIEWING ARRANGEMENTS


Strictly via the vendors sole agents Luxury Property Partners with Damion Merry.

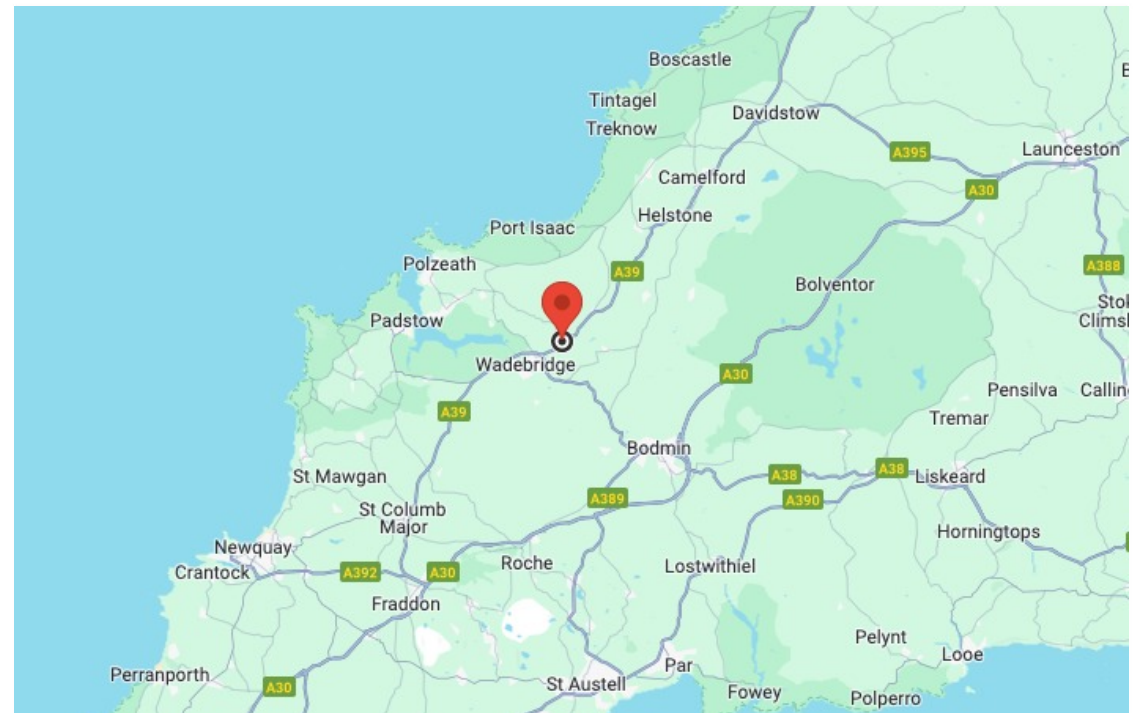
AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

BULLET POINTS:

- 6,500 Sq Ft of Living Accommodation
- Five Bedrooms
- One Acre Plot
- Indoor Heated Pool
- Walk-In Spiral Wine Cellar
- Completed in 2023 with Full CCTV and Alarm System
- Carport with Electric Car Charger
- Nine miles from Padstow
- EPC Rating: A
- Freehold & Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	109	109
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



GROUND FLOOR



GROSS INTERNAL AREA: 5842 sq ft, 543 m²

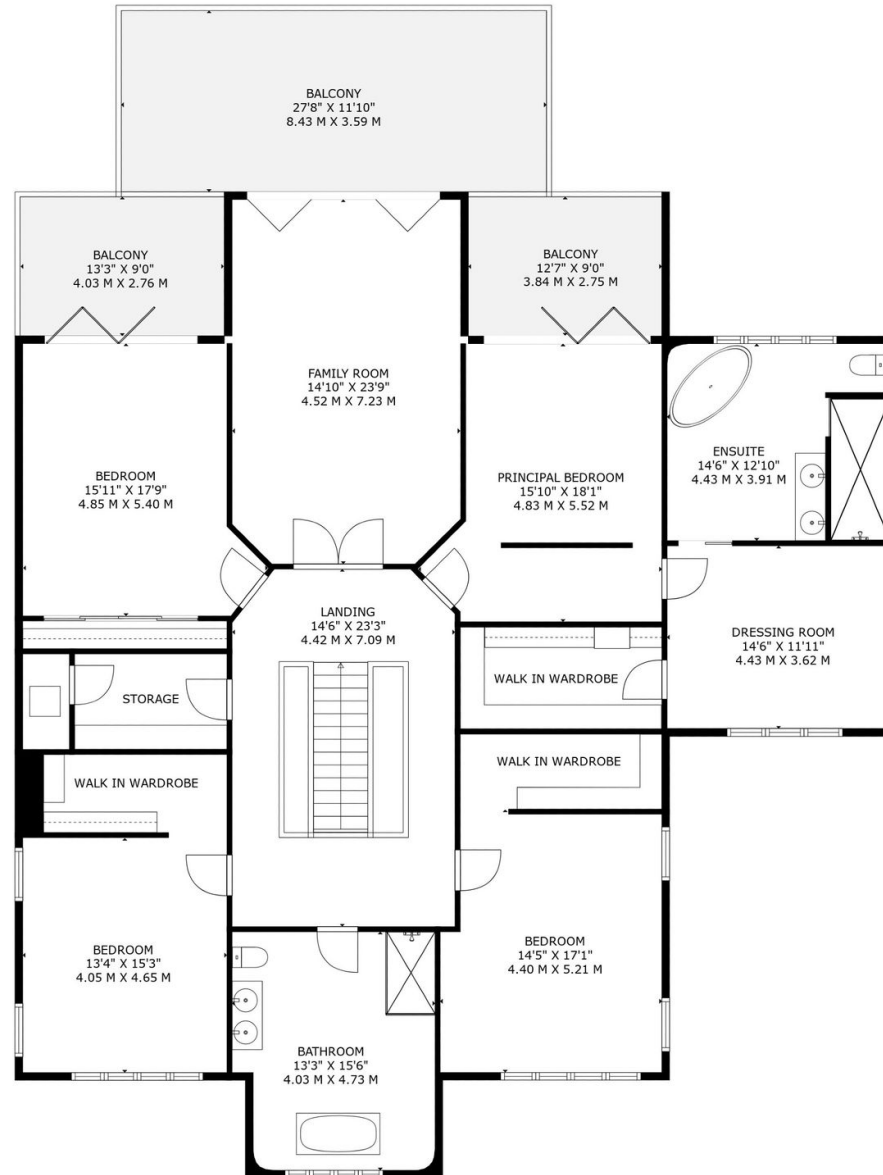
BALCONIES TOTAL: 560 sq ft, 52 m²

OVERALL TOTALS: 6402 sq ft, 595 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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Important Notice

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