

HILL VIEW

ST TUDY



JB ESTATES

EST.  1971

HILL VIEW

ST Tudy PL30 3NN

This beautifully renovated traditional four-bedroom detached house is situated in the heart of St Tudy. Boasting a verdant landscaped garden comprising lawn, patios, a vegetable patch and a gravelled parking area. Hill View is a charming home that offers period features combined with modern fixtures and fittings. Offering spacious living accommodation with a separate barn currently used for storage. EPC Band D.

- 4 bedrooms, 1 en-suite shower room, further family bathroom, ground floor W/C
- Open-plan kitchen/dining room with log burner and village views
- Generous sitting room with patio doors opening out onto the rear garden
- Landscaped garden providing a combination of lawn, patio terraces, a vegetable garden, all bordered with shrubs and a new garden fence
- Detached storage barn with scope for renovation
- Gated driveway with a gravelled parking area for multiple vehicles

Wadebridge 6.8 miles, Rock 11 miles, Polzeath 12.3 miles, Port Isaac 6.6 miles, Bodmin Parkway Station 11.7 miles, Newquay International Airport 19 miles, Truro 31.7 miles

Viewings by appointment only

Guide Price: £695,000

FREEHOLD





THE PROPERTY:

Hill View is a delightful detached 4-bedroom property that has been recently refurbished throughout, benefitting from light & airy interiors with aspects overlooking the pretty front & rear garden as well as the surrounding village. Surrounded by idyllic gardens, the property offers a contemporary open-plan kitchen/dining room blended with traditional features, a generous sitting room with patio doors opening out onto the rear garden & patio. The residential village of St Tudy is just a short drive from the north Cornwall coast.

THE ACCOMMODATION:

GROUND FLOOR: Entrance hallway | Open-plan kitchen/dining room with log burner | Sitting room with rear garden access | Utility room with rear garden access | W.C.

FIRST FLOOR: Stairs up to landing | Principal bedroom with en-suite shower room | Three further bedrooms | Family bathroom

SERVICES:

Mains water, electricity, private drainage with aerobic treatment plant, oil central heating, superfast broadband.

OUTSIDE:

Hill View presents a picturesque front garden with a variety of flowers and a pedestrian gated access leading to the front door. A gated driveway is located to the rear of the property opening to a gravelled driveway with parking available for multiple vehicles. The beautiful rear garden has been landscaped with two patio terrace areas for soaking up the sunshine or entertaining, a lawned area, a vegetable patch and an additional seating area, tucked to the side of the property with gated access onto the main road. A detached shed offers space for storage and scope to add additional accommodation.



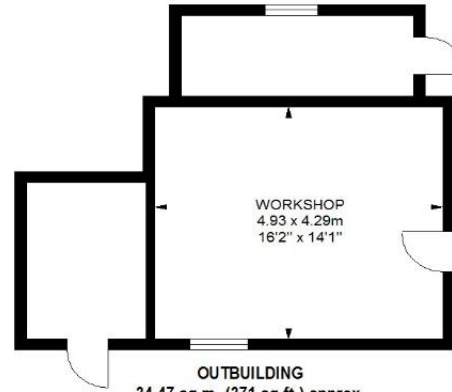
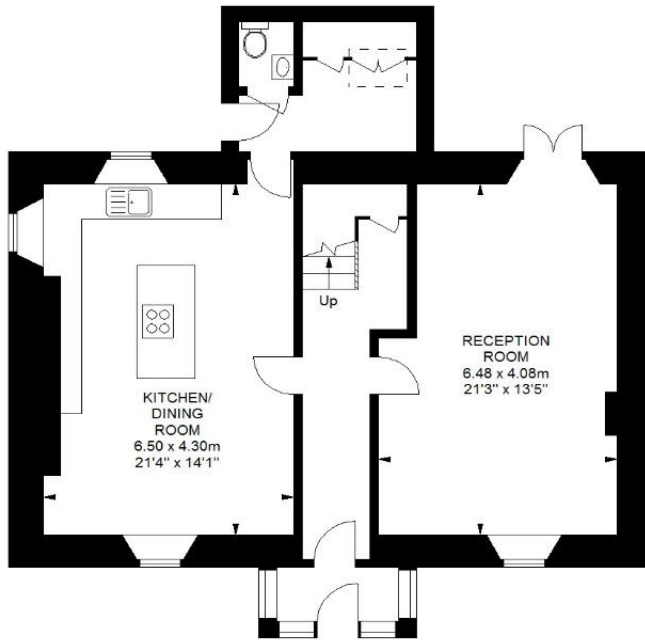


LOCATION

St. Tudy is a beautiful and unspoilt rural village, nestling between Bodmin Moor and the North Cornwall coast, with a distinguished history and 'Conservation Area' status. The parish covers approximately 3,200 acres of undulating farmland and woodland, with the village centred around a beautiful Grade I Listed church at its heart, a community run shop, traditional cottages and the highly acclaimed St. Tudy Inn. Located just over 6 miles from the market town of Wadebridge and 10 miles to Polzeath. St Tudy lies within easy reach of the very best that north Cornwall has to offer.

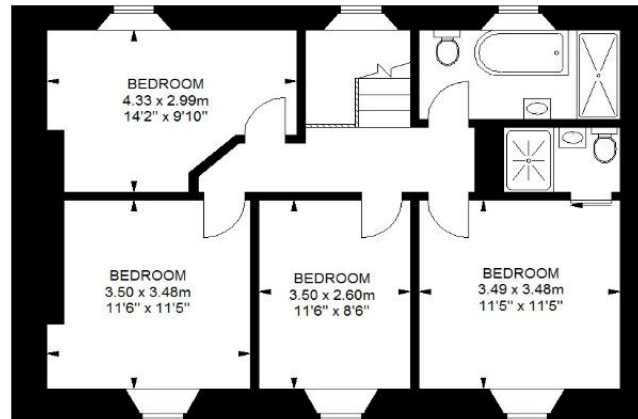


GROUND FLOOR
77.11 sq.m. (830 sq.ft.) approx.



OUTBUILDING
34.47 sq.m. (371 sq.ft.) approx.

FIRST FLOOR
65.49 sq.m. (705 sq.ft.) approx.



TOTAL FLOOR AREA : 177.07 sq.m. (1906 sq.ft.) approx.
(Including Outbuilding)
Outbuilding
34.47 sq.m. (371 sq.ft.) approx.

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines

