

1 THE COPPICE

ST ISSEY – NR PADSTOW



JB ESTATES

EST.  1971

1 The Coppice

St Issey, Nr Padstow, PL27 7QB

1 The Coppice is an attractive newly built detached contemporary house situated in the heart of St Issey just a short drive to Padstow and the Seven Bays. Completed to exacting standards and showcasing high quality materials throughout, the property is flooded with natural light and offers four bedrooms, three bathrooms and open plan living accommodation, with the benefit of offroad parking and private gardens. Awaiting EPC.

- Open plan living with stylish fitted kitchen, dining and sitting area, with bi-fold doors to the garden.
- 4 double bedrooms, 3 bathrooms (2 en-suite).
- Enclosed rear garden and off-road parking for two/three cars, with a separate stone outbuilding for storage.
- Easy walking distance to two traditional local pubs and The Camel Trail.
- Sheltered terrace and BBQ area.
- Built by Atlantic Developments and sold with an ICU 10-year new build warranty.
- All in approximately 2,654 sq. ft (246.6 sq. m) excluding external stone outbuilding.

The Camel Trail 1.9 miles, Padstow 3.5 miles, Wadebridge 4.5 miles, Harlyn Bay 5 miles, Trevose Golf & Country Club 6 miles, Bodmin Parkway Station (main line) 15 miles, Truro 24 miles, Exeter 74 miles.

Viewings by appointment

Guide Price £745,000

FREEHOLD



THE PROPERTY

1 The Coppice is the last remaining property in an exclusive development of three new build houses in the heart of St Issey. It presents an excellent opportunity to acquire a contemporary 4-bedroom home, located just a short drive from Padstow, Wadebridge and the Seven Bays. Showcasing high quality materials and strong energy performance credentials, the property provides an impressive open plan kitchen/ dining/ living room with bi-fold doors to a rear patio and lawned garden bordered by Cornish stone walls. The accommodation is spacious and flooded with natural light throughout. The property benefits from a private brick paved driveway and is situated in a quiet residential setting.

ACCOMMODATION

Ground Floor: Entrance hall with storage cupboard | W.C. | Open-plan living area with a stylish fitted kitchen by Duchy Kitchens, including Neff and Bosch appliances and doors leading out to the garden | Double bedroom with en-suite | Utility room |

First Floor Landing including storage | 1 Principal ensuite bedroom | 2 Large double bedrooms all with built in storage | 1 family shower room |

OUTSIDE

Private driveway parking with a separate stone outbuilding for storage. The property has a large, mature garden to the side with a large patio terrace and steps up to another lawned area.

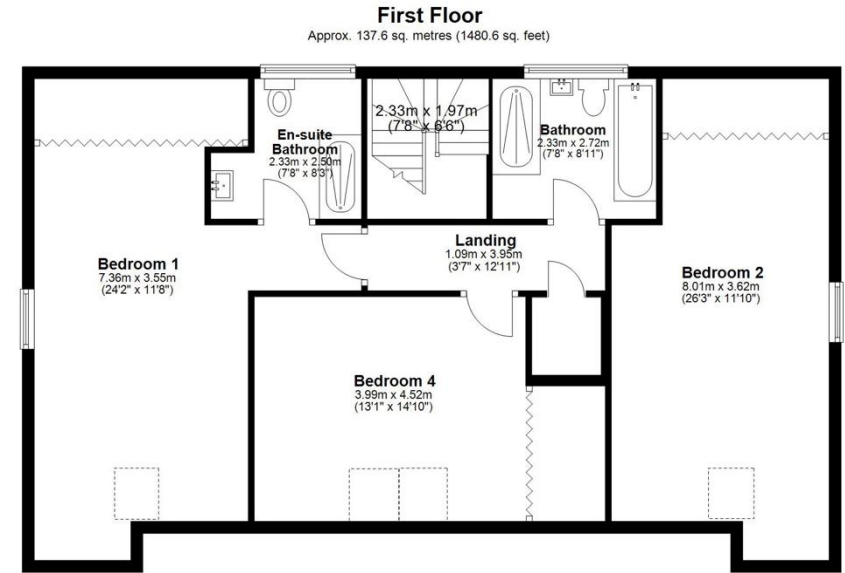
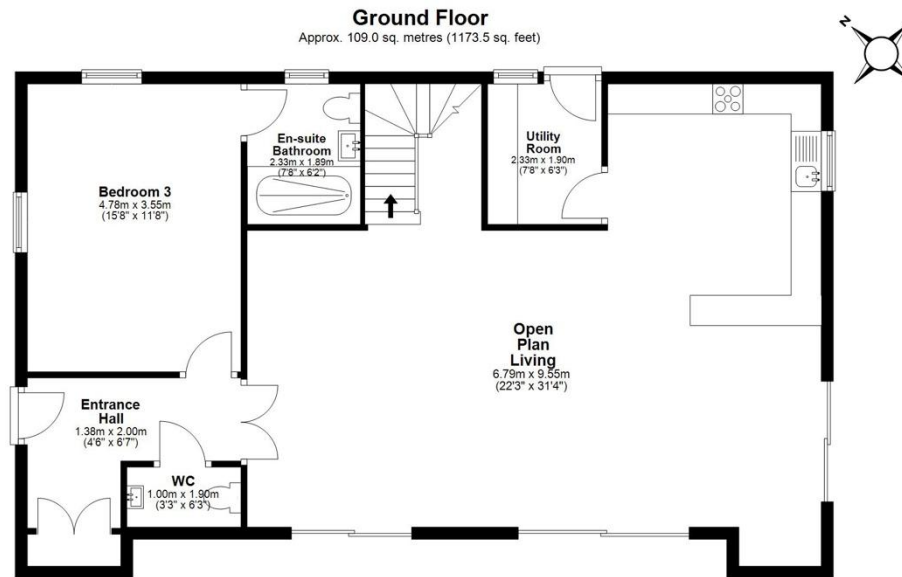
SERVICES

Mains water, electricity and drainage. Grant Aeronair source heat pump and underfloor heating throughout. Fibre broadband to the premises.

LOCATION

The pretty village of St Issey is located between the picturesque harbour village of Padstow and the market town of Wadebridge. The village is home to The Pickwick Inn & Oliver's Restaurant, Ring o' Bells Inn and amenities including church, village hall and St Issey Primary School. The Camel Trail is easily accessible via nearby footpaths and leads to Padstow and Wadebridge. Padstow offers an extensive range of cafes, public houses and restaurants, including several of Rick Stein and Paul Ainsworth's establishments, whilst nearby Wadebridge offers a fine selection of shops and amenities, including a sports centre, cinema, primary and secondary school and several supermarkets.





Total area: approx. 246.6 sq. metres (2654.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, 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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