

Rohrs & Rowe

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Hustyn Gate Burlawn, Wadebridge, PL27 7LG

Guide price £1,300,000

A picturesque and elegantly presented five-bedroom country residence, set within approximately 2.3 acres of beautifully landscaped gardens and grounds. Complemented by a recently refurbished two-bedroom detached annexe, the property enjoys a wonderfully private and peaceful position just a short distance from Wadebridge and the North Cornwall coast, while also offering excellent accessibility to the A30 trunk road.

This is a rare opportunity to acquire a substantial former farmhouse that blends traditional charm with tasteful modernisation. Accessed off a long driveway, in an idyllic rural setting, the property offers seclusion and tranquillity without a sense of isolation—yet with superb connectivity to amenities, transport links, and the coast.

The main residence is larger than it first appears, offering generously proportioned and versatile accommodation. A welcoming entrance hall with flagstone slate flooring and a magnificent inglenook fireplace with wood-burning stove sets the tone, giving access to the kitchen, sitting room, and snug, as well as the staircase. The spacious sitting room features an attractive fireplace and leads into a formal dining room overlooking the rear gardens—perfect for entertaining—which in turn connects to the 23-foot L-shaped kitchen/breakfast room. The kitchen forms the heart of the home, with a five-door AGA, bespoke cabinetry, beamed ceiling, terracotta tiled flooring, and French doors opening directly to the gardens. A characterful snug with views over the front lawns completes the reception rooms.

Practical spaces include a large utility room, walk-in pantry, generous boot room, and a ground floor shower room—offering excellent functionality for family life and country living.

Upstairs, the principal bedroom suite enjoys its own en suite bathroom and dressing area, while four further good-sized bedrooms are served by a stylish family bathroom and a separate shower room.



The Stables Annexe

Set apart from the main house, The Stables is a detached, timber-clad, single-storey annexe that has been tastefully and thoroughly updated and refurbished throughout by the current owners. The accommodation includes a spacious open-plan kitchen, living and dining area, two double bedrooms (one en suite), and a bathroom. A good-sized gravelled terrace and private garden area offer a peaceful and private outdoor space. This excellent and versatile building is operated as a successful holiday let but would also potentially suit multi-generational living or guest accommodation, subject to any necessary consents.

Gardens and Grounds

The beautifully landscaped grounds of Hustyn Gate extend to approximately 2.3 acres and are undoubtedly one of the property's most captivating features. Thoughtfully designed and meticulously maintained, the gardens offer a harmonious blend of formal and informal elements, including expansive gently sloping lawns, mature trees and planting, and a series of attractive terraces perfectly positioned to capture the sun throughout the day. These various outdoor spaces provide ideal settings for relaxation, entertaining, or simply enjoying the tranquil surroundings.

A particular highlight within the grounds is the formal Italianate garden, which adds elegance and grandeur while serving as a focal point of interest. It offers a charming retreat for any quieter moments or al fresco gatherings, lending beauty and sense of occasion to the already impressive outdoor setting.

The property also benefits from extensive parking facilities, comfortably accommodating numerous vehicles. A double garage with an adjoining workshop provides ample space for both storage and practical use, catering perfectly to the needs of a family home or holiday let.

In addition, there is a further well-appointed summerhouse nestled within the garden, offering an ideal space for outdoor dining or entertaining during the warmer months. Attached to this is a versatile store room or workshop, which currently houses the equipment used in the running of 'The Stables' annexe holiday let. This setup ensures a practical and efficient solution for the maintenance and management of the annexe, while seamlessly integrating with the overall charm and functionality of the grounds.

Location

Despite its wonderfully secluded and peaceful rural setting, Hustyn Gate enjoys excellent connectivity, making it a rare combination of countryside tranquillity and convenient access. The vibrant and historic market town of Wadebridge is situated just over three miles away and

offers a comprehensive range of everyday amenities. These include an array of independent shops, cafes, and restaurants, as well as supermarkets, highly regarded schools, and healthcare services. The town also provides access to the renowned Camel Trail—a scenic cycling and walking route that follows a disused railway line along the Camel Estuary, offering a beautiful way to explore the local landscape.

Hustyn Gate is also ideally positioned for reaching some of Cornwall's most sought-after coastal destinations. The popular waterside village of Rock, the surfing haven of Polzeath, the sheltered shores of Daymer Bay, and the iconic harbour town of Padstow are all within easy driving distance. These locations offer a wealth of leisure opportunities including sailing, paddleboarding, world-class surfing, and championship golf courses, as well as some of the region's finest dining experiences.

For those needing to travel around the county or further afield, links to the A30 dual carriageway are also straightforward. Newquay Airport is within easy reach and offers regular domestic flights, including to London, as well as seasonal services to a number of UK and European destinations. In addition, Bodmin Parkway railway station provides direct mainline services to London Paddington and beyond, making Hustyn Gate a highly accessible rural retreat that doesn't compromise on connectivity.

Distances

– Wadebridge: 3.2 Miles – Rock – 9.4 Miles – Polzeath: 10.9 Miles – Bodmin Parkway (mainline to London): 14.5 Miles – Newquay Airport: 12.3 Miles



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Band D	Band B	Band E	Band C
72	81	41	31

