

STAGS

Harvest Meadow

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St. Breock, Wadebridge, PL27 7LS

Wadebridge - 3 miles Padstow - 5.5 miles

An impressive detached house, beautifully presented throughout with far-reaching views over the Camel Estuary and surrounding countryside

- Located between Wadebridge & Padstow
- Sitting room opening to south-facing sun deck
- Large en-suite master bedroom suite
- Extensive parking
- Freehold
- Fabulous contemporary fitted kitchen
- Three ground floor bedrooms (one en-suite)
- Landscaped garden
- Great views
- Council Tax Band E

Guide Price £575,000

SITUATION

Harvest Meadow occupies an elevated setting, shared with just a handful of neighbouring homes, and commands far-reaching views across the Camel Estuary and surrounding countryside.

Perfectly positioned between Wadebridge and Padstow, the property offers convenient access to both towns, each renowned for their selection of independent shops, cafés, pubs and restaurants.

The unspoilt North Cornish countryside is readily accessible, along with the spectacular beaches of the Seven Bays, Rock and Polzeath. The popular Camel Trail, a scenic walking and cycling route following the former railway line from Bodmin Moor to Padstow, passes through the heart of Wadebridge. This picturesque, traffic-free riverside trail is a great way to explore the area — whether heading coastward to Padstow or venturing inland towards Bodmin and the moor.







THE PROPERTY

Purchased from new by the current owners, Harvest Meadow is a substantial detached home that has been thoughtfully re-appointed in recent years to provide beautifully presented accommodation throughout.

The reception hall features a staircase and a built-in study area by Hammonds. The Wilson Fink kitchen is fitted with gloss white units, Quartz worktops and a range of integrated appliances, along with a Quooker tap. From here, there is direct access to the south-facing sitting room, which has wide patio doors opening onto the rear garden and composite deck.

The ground floor also includes a bedroom with en-suite shower room and walk-in wardrobe, a further double bedroom with built-in wardrobes, and a third bedroom currently arranged as a dining room. The family bathroom is fitted with both a walk-in shower and a bath.

On the first floor, the principal bedroom suite includes a walk-in dressing room, additional storage and a generous bathroom with separate shower and bath.

OUTSIDE

The property is approached over a shared driveway to an expansive brick paved private drive with ample space for several cars. Access is afforded along both sides of the property to the rear garden.

Beautifully landscaped to include a composite deck by the Outdoor Makeover Group, the garden is perfect for entertaining with an electrically operated awning. Steps rise through thoughtfully planted flower and shrub borders to an elevated sun deck that has far reaching views.

SERVICES

Mains water (metered) and electricity. Private shared drainage to septic tank. Gas fired central heating. Double glazing. Upto Ultrafast broadband available in the area (Ofcom). Good outdoor mobile network available (Ofcom).

DIRECTIONS

What 3 Words: ///tribune.tilts.repeats

VIEWINGS

Strictly by prior appointment with Stags Wadebridge on 01208 222333



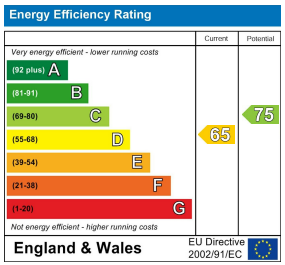




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