16, Two Trees

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, Wadebridge, PL27 7PQ

Town Centre 0.6 miles - Polzeath 7.5 miles - Bodmin 7.8 miles

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An extremely versatile property offering a detached three bed bungalow with an attached one bedroom annexe, one bedroom studio, a bar/games room/home office and a garden room/kitchen in Wadebridge.

- VIEWINGS ESSENTIAL
- One Bed Annexe & One Bed Studio
- Outdoor Kitchen/ Diner
- Detached Garage
- Freehold
- Three Bed Detached Bungalow
- Garden Games Room/Bar/Home Office
- Enclosed Garden
- Two Driveways
- Council Tax Band: B

Guide Price £725,000

SITUATION

16 Two Trees is located in a private, sought after cul-de-sac location minutes from the centre of town. Wadebridge town sits astride the River Camel and offers a wide variety of independent shops together with primary and secondary education, cinema, numerous sports clubs, social clubs and access to the popular Camel Cycle Trail. Within eight miles of the property are the popular sandy beaches of Polzeath and Daymer Bay, whilst the water sports haven of Rock has long stretches of sandy beaches on the shores of the beautiful Camel Estuary.

Nearby Padstow and Port Isaac are renowned fishing ports and to the east is the splendour of Bodmin Moor, a designated Area of Outstanding Natural Beauty. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth, whilst Newquay airport provides a number of scheduled flights to both domestic and international destinations.

THE PROPERTY

A particularly appealing and exceptionally versatile detached bungalow, occupying a private position within a sought-after cul-de-sac and offering an unusually broad range of accommodation and ancillary buildings.

Having been a much-loved family home for over 20 years, 16 Two Trees has been thoughtfully arranged to provide considerable flexibility, making it equally suited to a growing or multi-generational family, those wishing to accommodate guests, or purchasers looking for opportunities to generate additional income.

Alongside the principal three-bedroom bungalow is a self-contained one-bedroom annexe, with its own entrance, garden and parking, providing an excellent degree of independence and lending itself to a variety of uses including multi-generational living, guest accommodation or holiday/long-term letting, subject to any necessary consents.

Further accommodation includes a separate one-bedroom studio, whilst the impressive 10m x 3.5m 'Baristol' provides a substantial and highly adaptable space currently arranged as a bar and games room, but equally capable of serving as a home office, entertaining space, hobby room or occasional guest accommodation.

The outside space continues the theme of versatility, with a superb green oak outdoor kitchen and dining room, complete with bi-folding doors and log burner, creating an exceptional setting for entertaining throughout the year. There is also a gym and useful storage facilities.

In all, the property offers a rare combination of comfortable principal accommodation and a wealth of additional spaces, allowing the incoming owner to adapt the property to suit their individual requirements.

OUTSIDE

The property is approached via a front garden and two separate driveways, providing ample parking and access to the detached garage offering useful additional storage or workshop space.

Gated access leads to the private and well-established rear garden, which is predominantly laid to lawn and complemented by a generous patio area with pergola. The garden extends down towards a stream and enjoys a pleasant outlook over adjoining woodland, creating a peaceful and secluded setting.

SERVICES

Mains electricity, gas, water and drainage. Underfloor heating in the bathroom and in the studio. Broadband availability: Superfast. Mobile phone coverage: limited voice and data. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

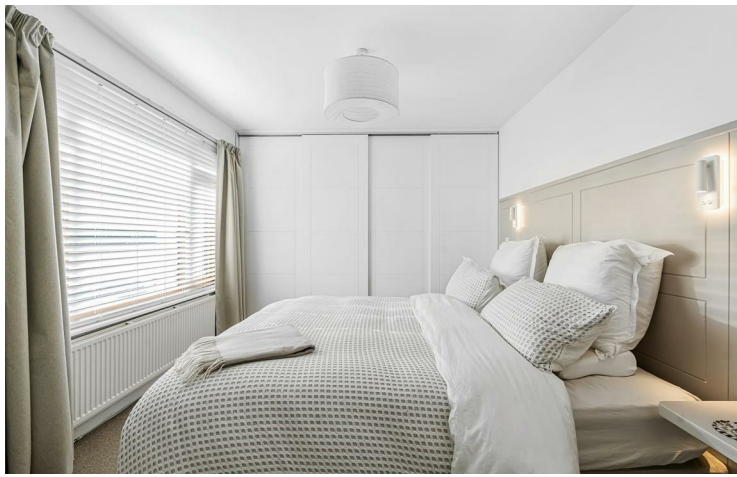
VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.

DIRECTIONS

From the centre of Wadebridge, travel along The Platt to the roundabout next to the cinema. Continue straight onto Trevanion Road and after 0.3 miles take the right hand turning onto Treneague Park. Take the third left onto Two Trees Estate and number 16 is at the bottom of the cul-de-sac on the right hand side.

What3Words: ///giants.carpentry.left



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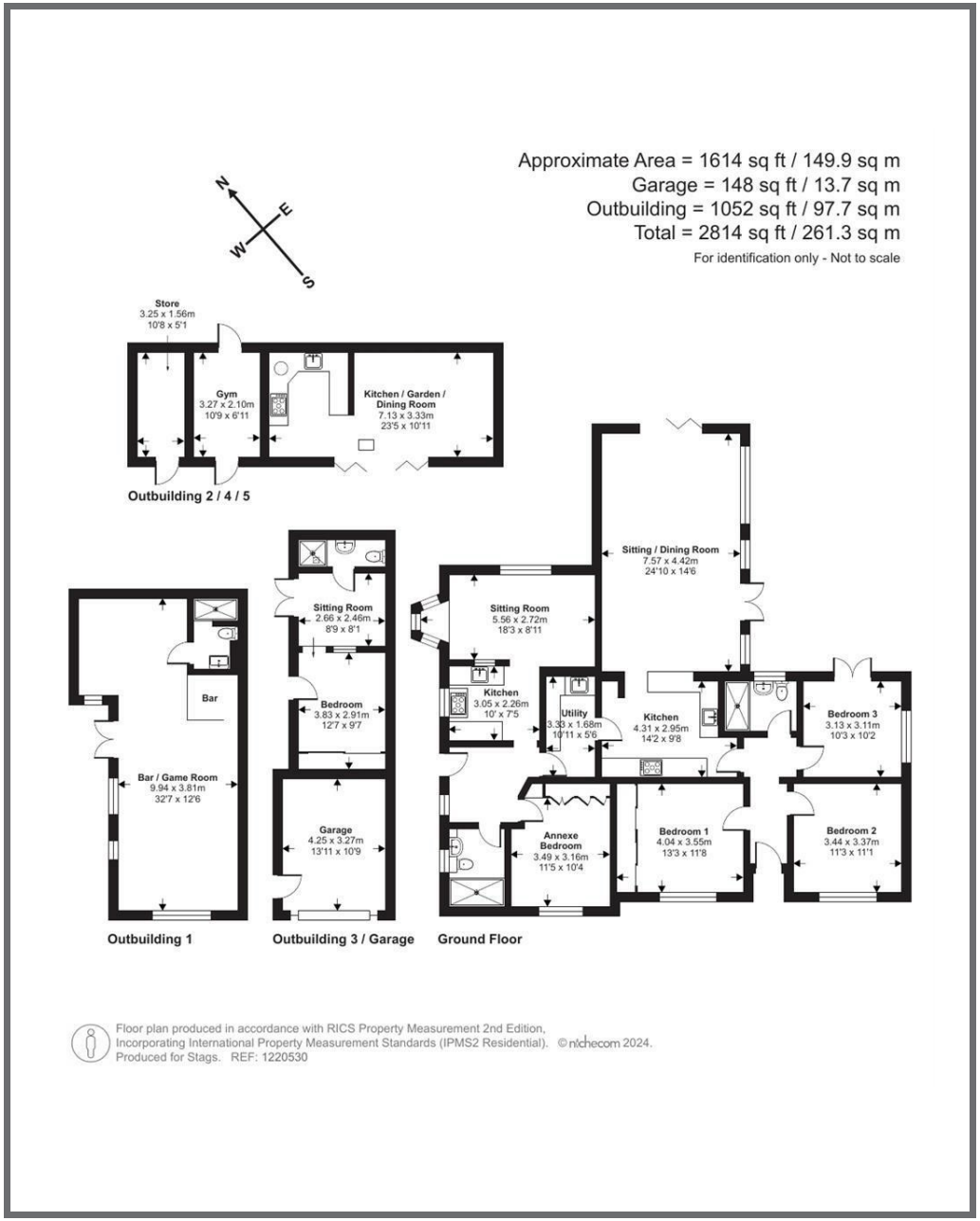

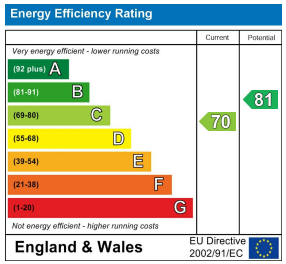

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