



The Old Vicarage

St Issey





The Old Vicarage

Glebe Crescent, St Issey, Wadebridge, PL27 7HJ

This attractive and distinctive former vicarage has been beautifully restored to an exceptional standard and is set centrally within level, enclosed grounds in the heart of St Issey, conveniently placed for Padstow and the Seven Bays beaches. Extending to over 4,100 sq ft, the elegant accommodation is rich in character and charm, with four reception rooms and six bedrooms, together with ample parking and surrounding gardens.

Distances

Padstow – 4; Wadebridge – 4.5; Trevone – 4.5; Harlyn Bay – 5.5; Treyarnon Bay – 7; Chapel Amble – 7.5; Mawgan Porth – 8; Watergate Bay – 10; Rock – 10.5; Cornwall Airport (Newquay) – 10.5; Truro – 23

(All distances are approximate and in miles)









The Property

- Beautifully refurbished former vicarage
- Set in the heart of this popular north Cornish village
- Conveniently placed for Padstow, Wadebridge and many of the north coast's finest beaches
- Generous and flexible accommodation of excellent proportions
- Wealth of period detail including exposed floorboards, fireplaces, high ceilings and an attractive staircase
- Reception hall / library
- Double aspect drawing room
- Double aspect dining room
- Sitting room/snug
- Bespoke kitchen with curved maple units, granite tops and a range of German appliances
- Breakfast room with access to the utility room
- Ground floor wet room and separate WC
- Principal bedroom with spa-style bathroom
- Three further bedroom suites with stylish bath/shower room
- Two additional double bedrooms and family bathroom
- Large attic room, currently used for storage but previously used as an office

The Gardens and Driveway

- Large driveway providing ample parking, with space for a garage subject to the necessary consents
- Generous, level lawned garden
- Spacious rear terrace, ideal for outdoor dining and entertaining
- Summer house and garden room
- Mature trees, hedging and established shrub planting creating privacy and structure

What3Words

///cheerily.sugar.bundles

The Location

St Issey is an attractive and well-connected north Cornish village, set amid rolling farmland between the picturesque harbour town of Padstow and the thriving market town of Wadebridge, close to the Camel Estuary and the coast. The village has a strong sense of community, with a church, village hall, recreation ground and primary school, together with two well-regarded pubs: the 17th-century Ring O'Bells and the nearby Pickwick Inn, both popular for food and their welcoming atmosphere.

The location is particularly appealing for families and lifestyle buyers, combining village living with excellent access to the north coast, countryside and everyday amenities. St Issey Primary School is located within the village while further schooling, shopping and services are available in nearby Padstow and Wadebridge.

The surrounding area is ideal for outdoor pursuits, with easy access to the Camel Trail and Saints' Way, as well as the creeks and beaches of the north Cornish coast. Padstow offers a celebrated choice of restaurants, watersports, fishing and a year-round ferry to Rock, while the golden sandy beaches of the Seven Bays, dramatic headlands and scenic walks of the South West Coast Path are all within easy reach.

Tenure, services and material information

Freehold. Mains gas, electricity, water and drainage. Gas-fired central heating

Council Tax: band G

Broadband: FTTP (source: <https://www.openreach.com/broadband-network/fibre-availability>)

Directions

From the A39, take the A389 towards Padstow. On entering St Issey, turn left into Glebe Crescent, where The Old Vicarage will be found immediately on the right-hand side.







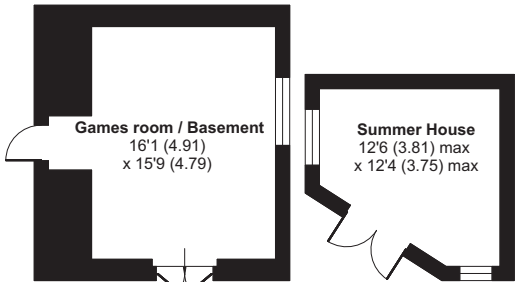


The Old Vicarage, Glebe Crescent, St. Issey, Wadebridge, PL27



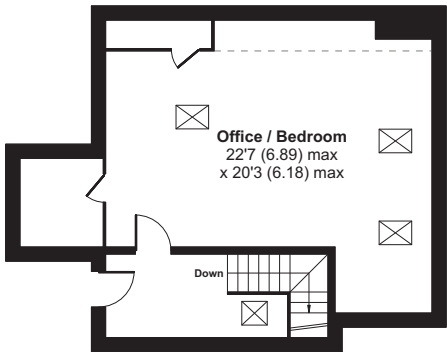
Main House = 4390 sq ft / 407.8 sq m
Total = 4552 sq ft / 422.7 sq m (including outbuilding)
Limited Use Area(s) = 33 sq ft / 3 sq m

For identification only - Not to scale



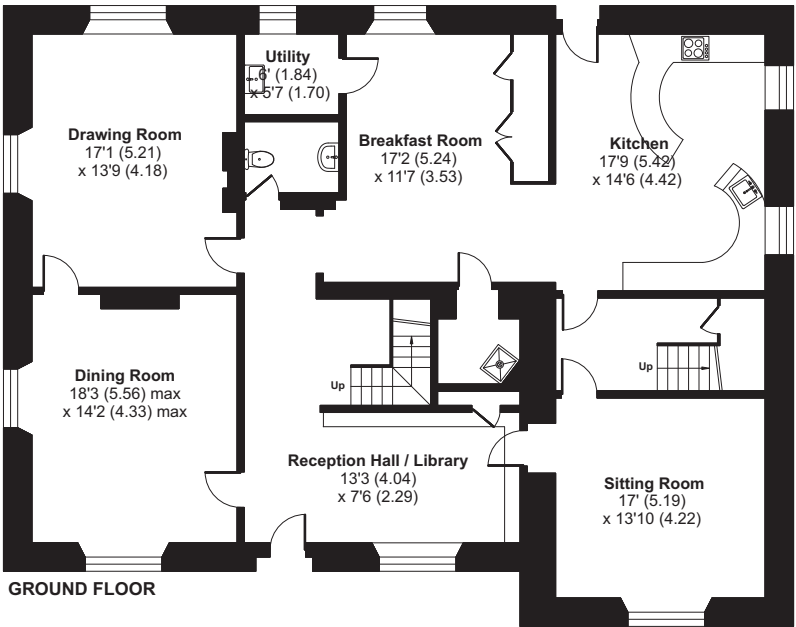
BASEMENT

SUMMER HOUSE

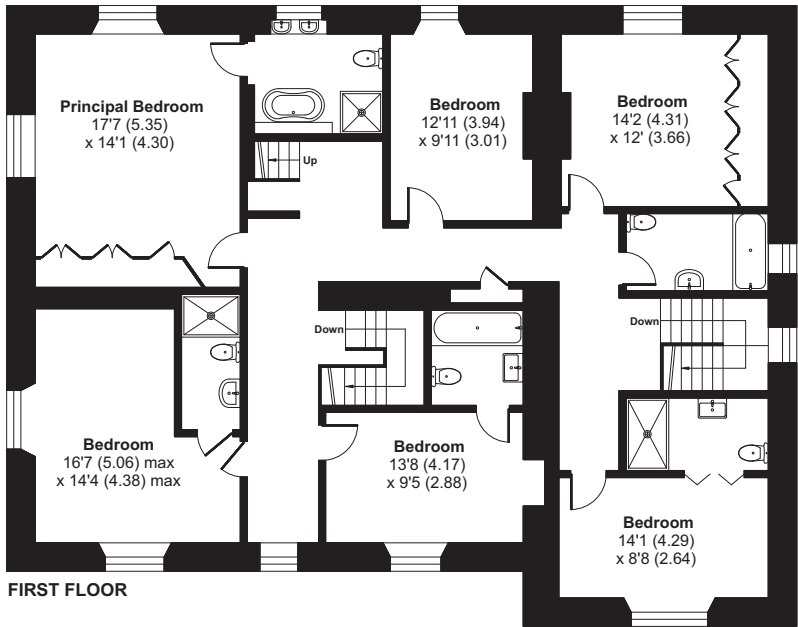


SECOND FLOOR

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	78 C
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Shore Partnership Limited. REF: 1480686

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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