



Jackie Stanley
ESTATE AGENTS

Pedlar's Down
WHITECROSS NR. WADEBRIDGE





- **Substantial Detached Dormer Bungalow**
- **Well Stocked Gardens & Grounds Extending to Approximately 0.4 Acres**
- **Super Convenient Location Between Padstow & Wadebridge**
- **Four Double Bedrooms**
- **Two Reception Rooms, Kitchen & Separate Utility Room**
- **In Need of Complete Refurbishment or Redevelopment**
- **Discretely & Privately Situated**



Pedlar's Down is located just two miles from the bustling market town of Wadebridge and six miles from the picturesque harbour town of Padstow. A four double bedroom detached dormer bungalow, Pedlar's Down is situated centrally within established gardens and grounds that extend to approximately 0.4 acres.

The property requires complete refurbishment and improvement or complete redevelopment yet offers a huge amount of potential to create a beautiful home in a convenient spot.

Originally built in the 1930's, the accommodation briefly comprises one large first floor bedroom with dormer window and eaves storage. To the ground floor is a storm porch, central hallway, three double bedrooms, sitting room, dining room, fitted kitchen and utility room with shower enclosure.

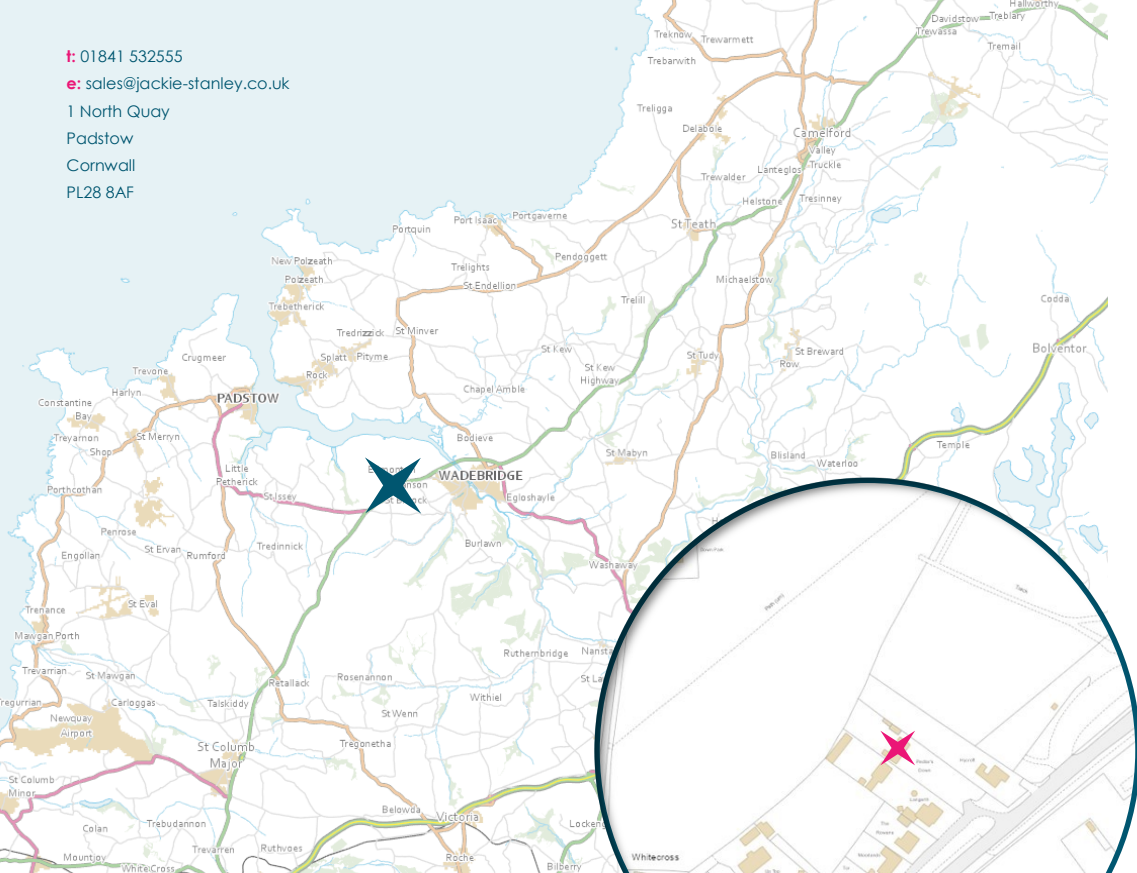
As mentioned, the gardens and grounds extend to approximately 0.4 acres. To the front and rear of Pedlar's Down are generous lawns and patio. Large trees and hedges form the boundaries with a gated entrance and long driveway leading to the property. To the side is a detached garage, shed and oil tank. Services to the property include mains water and electricity, private drainage and oil fired central heating. EPC rating F. Council tax band D.

Pedlar's Down is situated on the outskirts of the market town of Wadebridge, opposite the Royal Cornwall Showground. Within half a mile is the award winning Quarryman Inn in nearby Edmonton, a traditional Cornish free house brimming with character and history. The location is perfect for exploring the many sandy beaches at Polzeath, Harlyn, Trevone and Constantine while the championship golf courses at Trevose and St Enodoc are just a short drive away.



**Pedlar's Down, Whitecross
Wadebridge, PL27 7JD**
£435,000 guide

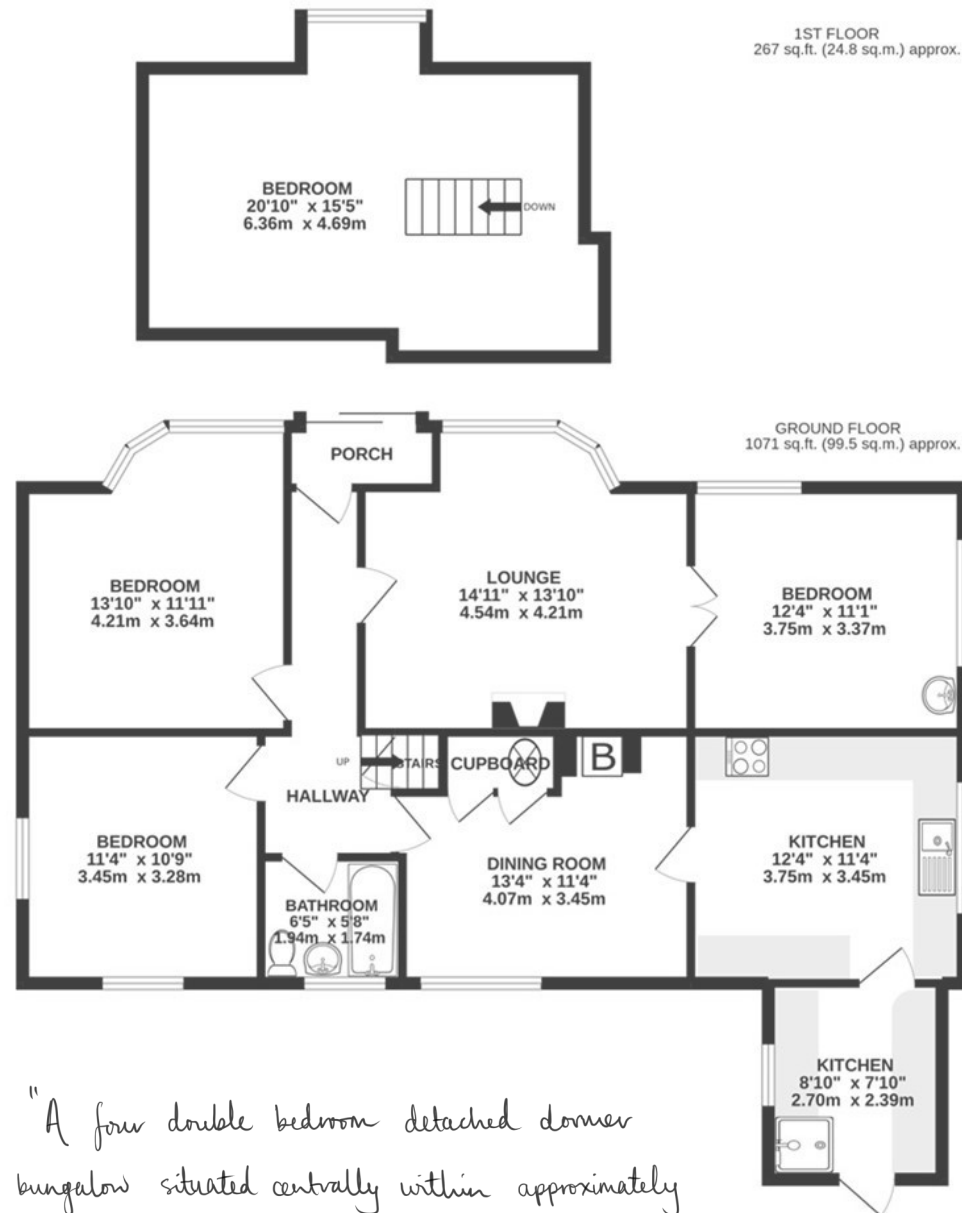
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Wadebridge is a thriving market town on the river Camel, which offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. Wadebridge also enjoys the Camel Trail, a popular and almost level cycle route which runs between Padstow and Bodmin, formerly the railway track. The historic and picturesque fishing town of Padstow is just six miles distant and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant. The nearest station is Bodmin Parkway which is approximately 15 miles distant as is the nearest airport at Newquay.

To find Pedlar's Down, drive out of Padstow along the A389. After approximately 2 miles, turn left signposted to Wadebridge. Follow this road for approximately 3 miles passing through Little Petherick and St Issey. Turn left onto the A39 and travel for about 0.8 miles. Pedlar's Down can be found along on the left hand side opposite the Royal Cornwall Showground. The postcode for satellite navigation is PL27 7JD. What3words: breezes.validated.widget

TOTAL FLOOR AREA : 1338 sq.ft. (124.3 sq.m.) approx.



"A four double bedroom detached downsie bungalow situated centrally within approximately 0.4 acres of gardens & grounds"