

Tredannick Farmhouse

SLADESBRIDGE



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ESTATE AGENTS



- **Classic Picture Perfect Detached Farmhouse in an Area of Great Landscaped Value**
- **Tranquil Rural Position on the edge of Bustling Market Town of Wadebridge**
- **Four Double Bedrooms/One Bathroom**
- **Three Characterful Reception Rooms with Three Multifuel Stoves**
- **Original Slate Flagstones, Beamed Ceilings & Sliding Sash Windows**
- **Approximately 0.5 Acres of Gardens & Grounds Bordered by Open Farmland**
- **Detached Garage/Workshop with Ample Driveway Parking**
- **No Onward Chain**

To be sold for the first time in four decades with no onward chain is this picture perfect four bedroom detached farmhouse located in a tranquil rural position on the edge of the bustling market town of Wadebridge. Tredannick Farmhouse retains a wealth of character and originality in abundance, tucked away privately within approximately 0.5 acres of gardens and grounds bordered by miles of open farmland.

Noteworthy features include sliding sash windows, slate flagstone floors, no less than three multifuel stoves, beamed ceilings, an

oil fired Aga and custom made solid beech kitchen cabinets. As the accompanying floorplans illustrate, Tredannick Farmhouse has three reception rooms each with a multifuel stove as its focal point. The main L shaped living/kitchen/dining room is a generous space which provides access to the hallway, snug and Mediterranean style terrace to the front of the property. There is also a utility room with a door to the side of the farmhouse. Up on the first floor are four generous double bedrooms, large family bathroom and storage room each with huge character, one with a feature fireplace and built in wardrobe.

The gardens at Tredannick Farmhouse are beautifully landscaped with lawns wrapping around the property and an array of mature and established shrubs and tall trees. To the front is lawn and the aforementioned Mediterranean covered terrace. To the rear is a large, private patio with steps leading up to a higher level of garden. This idyllic space extends to approximately 0.5 acres altogether. There is a detached garage with power and light, a tarmacadam driveway, five bar gate access and ample parking for several vehicles.



Tredannick Farmhouse, Sladesbridge
PL27 6JE
£895,000 guide



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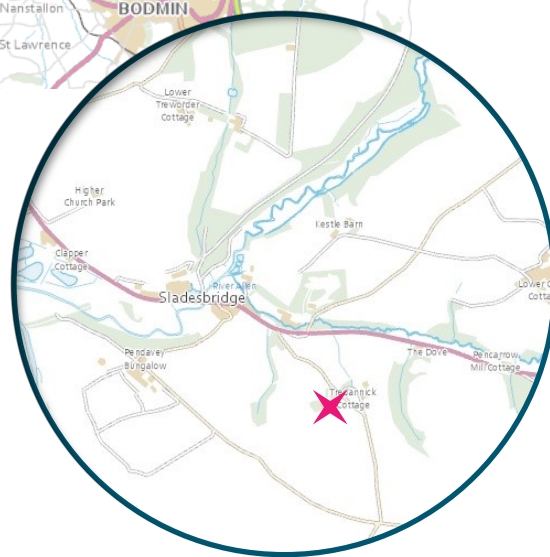
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Padstow
Cornwall
PL28 8AF



The location is perfect for exploring the many sandy beaches and popular destinations North Cornwall has to offer including Rock, Polzeath, Padstow, Harlyn, Trevone and Constantine Bay to name a few. The championship golf course at St Enodoc is just a short drive away.

Sladesbridge is a small village on the edge of the thriving market town of Wadebridge on the river Camel. Sladesbridge is home to award winning Trelawney Garden Centre and the traditional family friendly Slades House Country Inn.



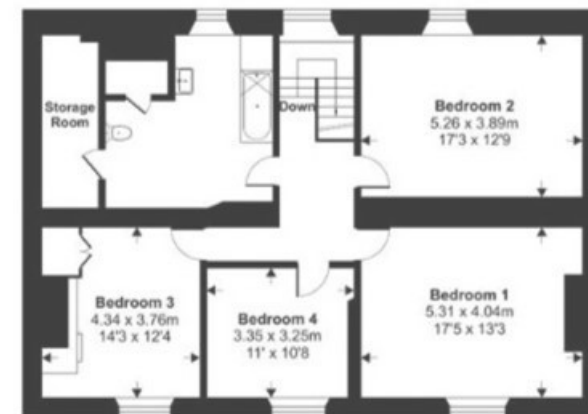
"Picture perfect four bedroom detached farmhouse on the edge of Wadebridge, a bustling market town"

Wadebridge offers a fine selection of independent shops and amenities including a sports centre, cinema, a primary and secondary school, a selection of supermarkets and a range of pubs and restaurants. 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 train station is Bodmin Parkway which is approximately ten miles distant with the nearest airport at Newquay fifteen miles away, providing domestic and international flights.

To find Tredannick Farmhouse, follow Molesworth Street over the bridge and away from Wadebridge town centre. At the mini roundabout, turn right and drive along Egloshayle Road all the way to the A389. Turn right onto the A389 and continue for approximately 0.7 miles passing Trelawney Garden Centre and Slades House before turning right signposted to Tredannick. Drive up the lane and the entrance to Tredannick Farmhouse can be found on the right hand side. The postcode for satellite navigation is PL27 6JE. What3words: endearing.clinked.donates

Please note, there is a neighbouring building plot with planning permission for the construction of a detached house and the highway access will be shared.

Services to Tredannick Farmhouse include mains water and electricity with a private drainage system and fibre optic broadband. EPC rating F. Council tax band E.



First Floor



Approximate Area = 2679 sq ft / 249 sq m