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ESTATE AGENTS

Maltsters
WADEBRIDGE



- **Handsome Detached Family Home in Tranquil Hamlet & Area of Outstanding Natural Beauty**
- **Conveniently Situated Less than a Mile from the Bustling Market Town of Wadebridge**
- **First Time on the Market in Almost 40 Years**
- **0.3 Acres of Beautifully Mature Gardens & Impressive Views across Countryside towards the Camel Estuary**
- **Four Individual Bedrooms with Master En-Suite Shower Room**
- **Modern Integrated Kitchen with Separate Utility Room**
- **Three Reception Rooms & a Wood Burning Stove**
- **Integral Garage, Ample Driveway Parking & Detached Carport**

Located in the pretty tranquil hamlet of Trevanson on the outskirts of the hugely popular market town of Wadebridge sits Maltsters, a handsome and elegant four bedroom detached house with beautifully mature gardens and grounds extending to 0.3 acres.

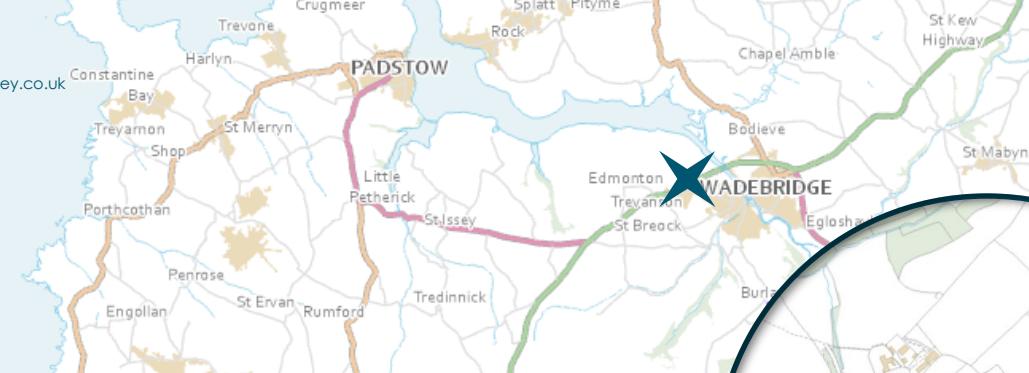
Generously proportioned and tastefully presented, Maltsters comes to the market for the first time since construction in 1987.

Noteworthy features include an impressive fireplace with a large multi fuel stove, Amtico flooring, double glazed timber windows and doors, a neutral stylish décor, a master en-suite shower room, large well stocked and beautifully mature gardens and stunning far reaching views across the surrounding countryside to the Camel Estuary and beyond.

The ground floor living accommodation incorporates a spacious and inviting central entrance hall complete with cloakroom and stairs rising to the first floor. The living room is a hugely relaxing tranquil space with French doors opening to the rear patio, ample space for sofas, occasional furniture and the aforementioned fireplace and wood burning stove. The kitchen/dining room flows beautifully into the conservatory, fitted with a comprehensive range of modern floor and wall cabinets and drawers, central island/breakfast bar and an integrated Stoves cooker. The dining area benefits from a characterful bay window to the front elevation with space aplenty for a large dining table, chairs and occasional furniture. The conservatory is full of natural light with views over the garden and steps directly onto the enclosed suntrap patio at the rear. The ground floor is complete with a separate utility room, pantry and large integral garage with an integral office.

Maltsters, Trevanson, Wadebridge PL27 7HP £925,000 guide





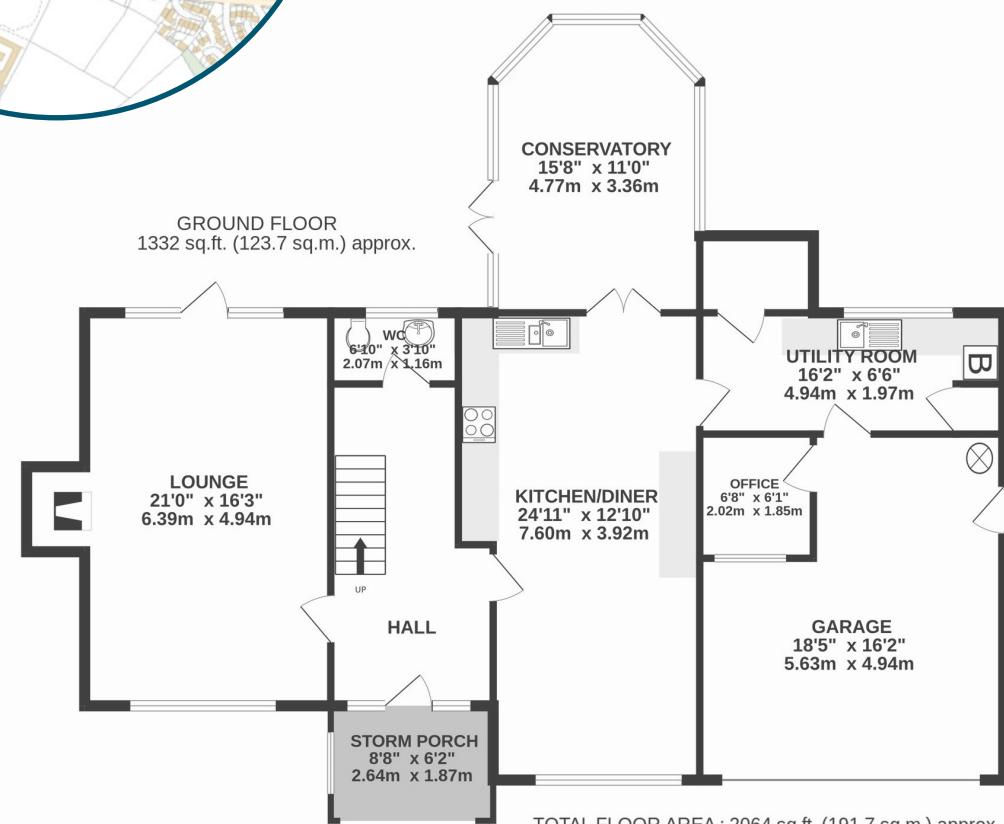
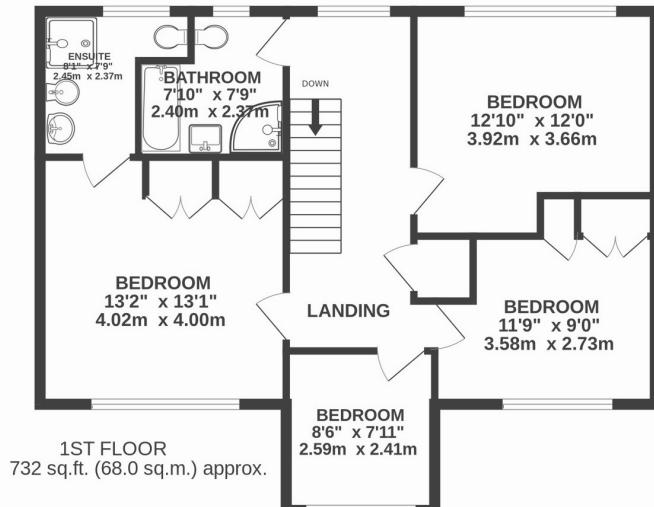
"A handsome and elegant four bedroom detached house with beautifully mature gardens and grounds extending to 0.3 acres."

The first floor has an elegant landing and frames the far reaching countryside views perfectly. The accommodation offers three genuine double bedrooms, two with built in wardrobes, the master with an en-suite shower room and a further single room. The family bathroom is contemporary in nature with both a bath, curved glass shower enclosure and tiled floors and walls.

The gardens and grounds at Maltsters are quite stunning and extend to approximately 0.3 acres. Mature and established plants, shrubs and trees encompass the house to provide privacy and seclusion. To the rear is a large swathe of lawn and the aforementioned suntrap patio, enclosed by a natural stone boundary wall. This includes an adorable summerhouse and slate trough water feature. There is a large garden shed and a detached carport to the side of the property which includes a storeroom/office space. To the front is ample driveway parking for many vehicles and a five bar gate access from the private road. Services to the property include mains water and electricity, private drainage and an oil fired central heating system. EPC rating D. Council tax band E. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile coverage.

A designated Area of Outstanding Natural Beauty, Trevanson conveniently sits less than a mile from the centre of the thriving market town of Wadebridge. Set alongside the River Camel, Wadebridge is best known for its scenic surroundings, historic charm, and access to the Camel Trail, a popular cycling and walking path that follows a former railway line between Padstow and Bodmin. The town has a vibrant town centre with independent shops, cafes, traditional pubs, a cinema and selection of supermarkets. It combines a friendly local feel with a touch of sophistication that appeals to visitors and families alike. Wadebridge is equal distance from the picturesque harbour town of Padstow with its fabulous restaurants and quaint shops and the water sports haven of Rock.

To find Maltsters, from the centre of Wadebridge head west on West Hill. Approximately half way up, turn right onto Trevanson Road. Follow Trevanson Road all the way to the end and the bridge over the bypass. Upon entering the hamlet of Trevanson, take the first right onto a private lane. Maltsters is the second property on the left hand side. The postcode for satellite navigation is PL27 7HP. What3words: soldiers.rounds.defrost



TOTAL FLOOR AREA : 2064 sq.ft. (191.7 sq.m.) approx.