

The Crag

ST BREOCK, WADEBRIDGE



Jackie Stanley
ESTATE AGENTS




- *Iconic Former Manor House Full of History*
- *Extremely Private & Rural Location*
- *Approximately 20 Minute Walk into Wadebridge*
- *Set Amongst 3.72 Acres of Secluded Gardens, Grounds & Woodland*
- *Elegant Edwardian Architecture*
- *Long, Private Driveway*
- *Fully Renovated & Exquisitely Refurbished by the Current Custodians*
- *Six Bedrooms/Six Bathrooms/Three Individual Reception Rooms*



Jackie Stanley are privileged to bring to the market a property of immense grandeur and history, a truly iconic former manor house set amongst 3.72 acres of secluded gardens, grounds and woodland. The Crag was built by a prominent local engineer called George Harris in 1906 on the outskirts of the thriving market town of Wadebridge, just eight miles from picturesque Padstow and eight miles from sought after Rock.



Displaying instantly recognisable elegant Edwardian architecture, the present custodians have just completed an all encompassing top down program of refurbishment and modernisation to return The Crag to its former glory.



With an eclectic, contrasting palette of textures and colour schemes, the result is an almost whimsical and playful journey throughout the 4,555 square feet of expansive accommodation. Features of note include gorgeous Spanish marble tiling, underfloor heating, handmade hardwood sliding sash windows, premium Gaggenau kitchen appliances, traditional Aga, Victorian radiators, original high ceilings and ornamental coving.





The Crag comprises three storeys - two generous reception rooms, family kitchen, larder, and boot room all on the ground floor. The first floor comprises three generous double bedrooms, all en-suite, a family bathroom, the laundry room, and a home office overlooking the woodland and grounds. Finally, on the second floor, a large reception room with small kitchen, three additional and generous double bedrooms, second family bathroom and shower room.

The Crag, St Breock
Wadebridge, PL27 7LQ
£2,500,000

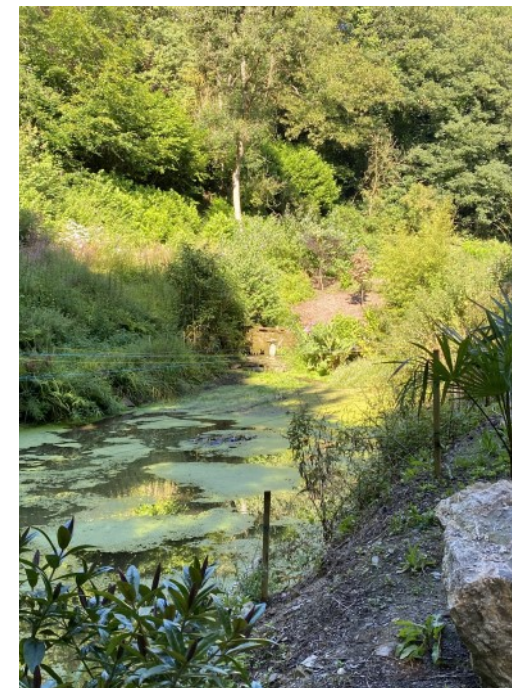
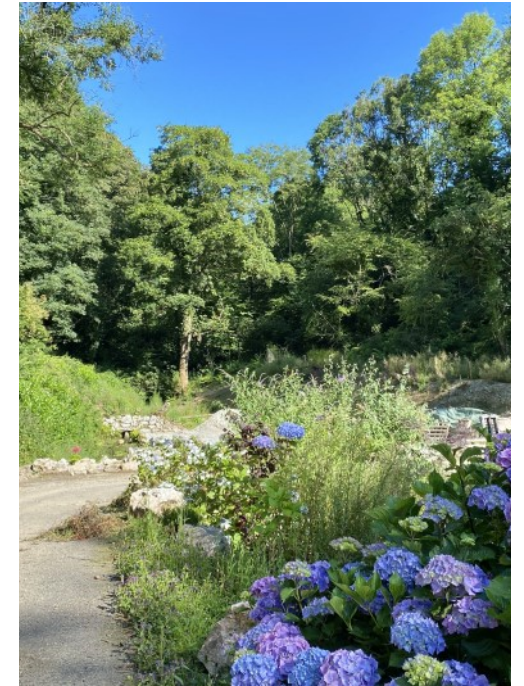


The Crag is privately situated in approximately 3.72 acres of hugely established gardens, grounds and woodland, nestled at the top of a long sweeping driveway giving the property a sense of grandeur. There are formal gardens to the front of the house along with a hot tub and a huge area of driveway parking. The majority of the grounds are established woodland, beautiful, tranquil, natural surroundings full of wildlife. Beyond the properties curtilage is open farmland surrounding.





The Crag is conveniently located approximately one mile from the thriving market town of Wadebridge, which sits on the river Camel. The town 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 town is equal distance from the picturesque harbour town of Padstow with all its quaint shops, cafes and restaurants and the sought after watersports haven of Rock. The nearest mainline station is Bodmin Parkway which is approximately 13 miles distant with the nearest airport at Newquay just 12 miles away.

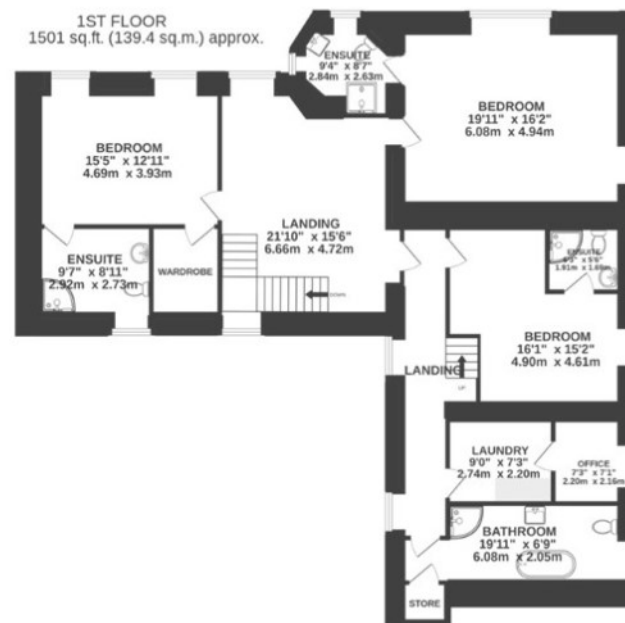
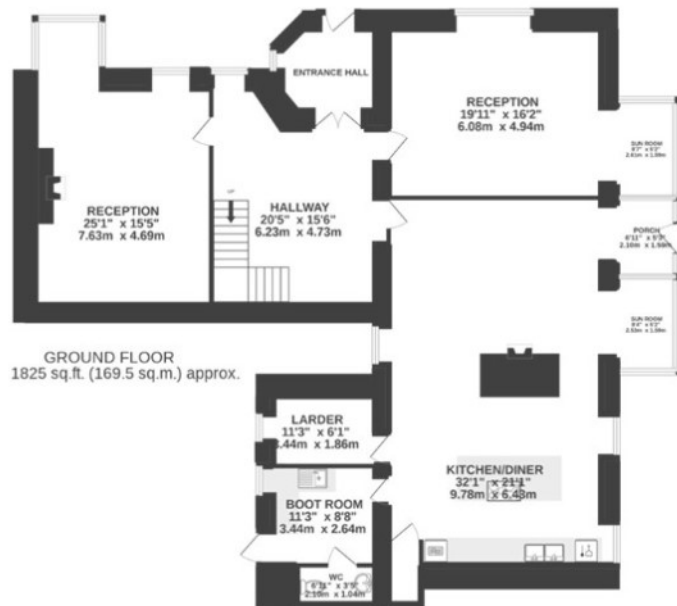


t: 01841 532555
 e: sales@jackie-stanley.co.uk
 1 North Quay
 Padstow
 Cornwall
 PL28 8AF



To find The Crag, follow Polmorla Road south from Wadebridge town centre for approximately 1.2 miles passing through Polmorla along the way. The entrance to The Crag can be found along on the right hand side, two huge granite posts marking the start of the driveway. The postcode for satellite navigation is PL27 7LQ.

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TOTAL FLOOR AREA : 4555 sq.ft. (423.1 sq.m.) approx.

