

Tall Trees
LITTLE PETHERICK



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ESTATE AGENTS





- ***Substantial Detached Family Home of over 2,100 Square Feet***
- ***Four Double Bedrooms with Master En-Suite***
- ***Two Large Reception Rooms & Modern Kitchen***
- ***Approximately 0.45 Acres of Curtilage***
- ***Ground Source Heat Pump & Solar PV***
- ***Fully Enclosed Mature South West Facing Gardens***
- ***Integral Double Garage***
- ***Just Three Miles from Picturesque Vibrant Padstow***



This substantial detached family home is nestled in the pretty and quaint hamlet of Little Petherick within a short drive or cycle of both picturesque Padstow and bustling Wadebridge. At over 2,100 square feet, Tall Trees sits within approximately 0.45 acres of established gardens and grounds complete with countryside views to the rear.

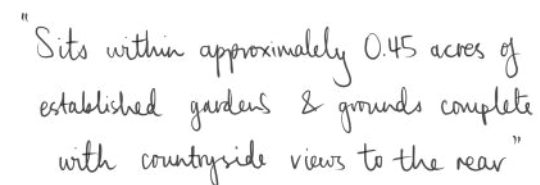
Noteworthy features include a ground source heating system, solar PV, an integral double garage, a recently constructed workshop, four genuine double bedrooms, a master en-suite shower room, UPVC double glazing, and generous proportions all around.

The front door opens into the entrance porch leading into the entrance hall with built in storage, stairs rising to the first floor and doors off to all rooms. The spacious dual aspect sitting room enjoys a pleasant outlook over the gardens and a door connecting to the kitchen. This comprises a range of floor and wall cabinets and drawers, a built in eye-level cooker, fridge, electric hob and inset sink. A door leads to the utility room with space and plumbing for white goods. The second reception room has a high vaulted panelled ceiling, a stunning floor to ceiling window overlooking the garden and countryside beyond with patio doors to the garden. The first floor offers four genuine double bedrooms all with built in wardrobes, the master bedroom also having an en-suite shower room.

Tall Trees is approached via a private driveway with five bar gate access, the driveway providing off road parking for several vehicles. The integral double garage has electric roller doors and houses the solar water heating and ground source heat pump controls. The front garden is predominantly laid to lawn with an abundance of beautiful mature shrubs and trees and is bordered by an ancient stone wall. The rear garden is also mainly laid to lawn with a perfect south westerly orientation, patio seating area, a recently constructed workshop, and mature trees. The garden is bordered by open farmland to the rear and the boundaries are formed by fencing and stone walls. The gardens and grounds constitute approximately 0.45 acres. Services to the property include mains water, electricity and drainage with a ground source heat pump, solar PV, and fibre optic broadband. EPC rating D. Council tax band E.



Tall Trees, Little Petherick PL27 7QT
£775,000 guide



To find Tall Trees, leave Padstow and follow the A389 for approximately 1.5 miles passing Trevisker Garden Centre along the way. Turn left at the signpost to Wadebridge, St Issey and little Petherick and follow the A389 down the hill for approximately quarter of a mile. Turn right just after the bus stop and immediately left into a private lane. Tall Trees can be found along on the right hand side. The postcode for satellite navigation is PL27 7QT. What3words: join.elaborate.excavated



APPROX. GROSS INTERNAL FLOOR AREA:
195.5 sq m - 2105 sq ft (incl. garage)