

Duck Puddle House

ST ISSEY



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ESTATE AGENTS

Duck Puddle House



- ***Substantial Detached House of over 2,580 Square Feet***
- ***Peaceful Spot on the edge of this Popular Village***
- ***First Time on the Market***
- ***Four Bedrooms & Three Reception Rooms***
- ***Three Bathrooms Including Two En-Suite***
- ***Attached One Bedroom Annexe***
- ***Established Gardens & Grounds***
- ***A Short Drive from Picturesque Padstow & Walking Distance to the Camel Trail***



This substantial four bedroom detached house is situated on the outskirts of St Issey, just a short walk into the village and only a short drive to the picturesque harbour village of Padstow and the thriving market town of Wadebridge. If you prefer a beautiful country walk then Padstow is also within walking distance from the property via the country lanes and Camel trail, which takes under an hour.

Duck Puddle House was designed and built by our clients in the 1990's and this will be the first time the property has been on the market in all that time.

The property is individual in design and incorporates a one bedroom self contained annexe, created from the former garage.

As the accompanying floorplan illustrates, the accommodation of Duck Puddle House includes four bedrooms, three of which are doubles and two with en-suite bathrooms with a further family bathroom. Three reception rooms reside on the ground floor including a dining room, sunroom and lounge with wood burning stove. Both the entrance hallway and landing are spacious with a second mezzanine landing over the dining room. The attached annexe incorporates a living room, separate kitchen, bedroom and shower room.

Outside, the gardens and grounds extend to approximately 0.2 acres and include an extensive area of lawn and established shrubs, hedging and trees. There is a south west facing patio and plenty of parking available on the gravelled driveway. Services to the property include mains electricity, water and drainage with an oil fired central heating system. EPC rated D and C. Council tax band F.

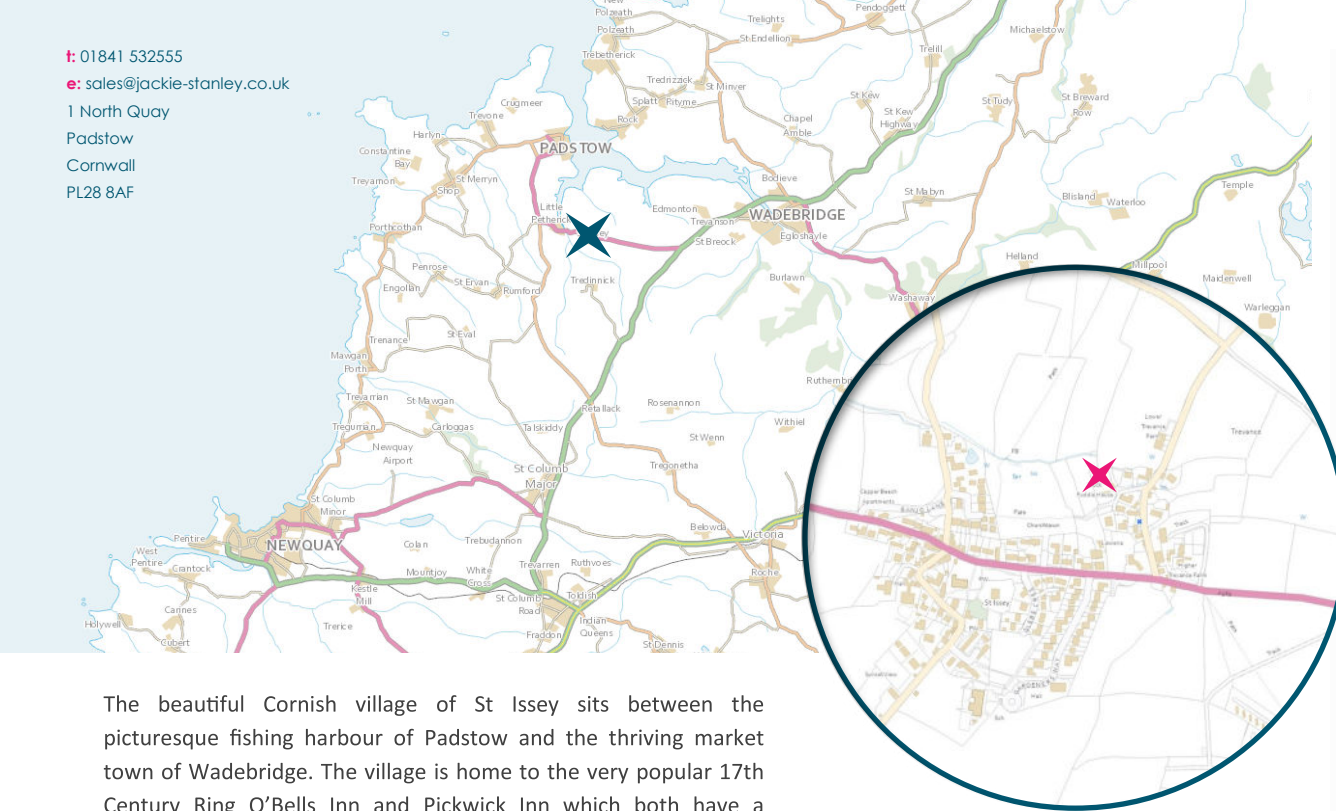
Duck Puddle House has plenty of scope to modernise and imprint ones own style and taste on the extensive accommodation.

Duck Puddle House, St Issey

PL27 7QF £650,000 guide



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The beautiful Cornish village of St Issey sits between the picturesque fishing harbour of Padstow and the thriving market town of Wadebridge. The village is home to the very popular 17th Century Ring O'Bells Inn and Pickwick Inn which both have a fantastic reputation for good food and a welcoming atmosphere. Other amenities include a church, village hall and primary school. Walks down to the Camel Trail and the Saints Way are easily accessible and the golden sandy beaches of the North Cornish coast are just a short drive away. If you like a beautiful country walk then Padstow is within walking distance from the property via the country lanes, public footpaths and Camel trail, which takes under an hour.

The historic and picturesque fishing town of Padstow is just three 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.

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. The nearest mainline station is Bodmin Parkway which is approximately 15 miles distant as is the nearest airport at Newquay.

To find Duck Puddle House, 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 and St Issey and follow the A389 down through Little Petherick and out the other side. Enter St Issey, pass the Ring O'Bells Inn and drive through the village. Just as you leave the village, turn left at the sign for Trevance. Follow the lane for approximately 160 meters and then take the next left. Duck Puddle House can be found in the bottom right hand corner. The postcode for satellite navigation is PL27 7QF. What3words: cheerful.framework.enjoyable

TOTAL FLOOR AREA : 2584 sq.ft. (240.1 sq.m.) approx.

