



Jackie Stanley
ESTATE AGENTS

Pentire View
ST ISSEY



- ***Substantial Detached House of over 1,800 Square Feet***
- ***Peaceful Spot in this Popular Village***
- ***Four Bedrooms with Master En-Suite***
- ***Reverse Living Accommodation with Inset Balcony***
- ***Integral Garage & Ample Driveway Parking***
- ***Established Gardens & Grounds Extending to Approximately 0.25 Acres***
- ***Far Reaching Views to the Camel Estuary***
- ***A Short Drive from Picturesque Padstow & Walking Distance to the Camel Trail***

This substantial four bedroom detached house is situated in the heart of St Issey, just 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.

Pentire View has an impressive outlook to the rear with views stretching all the way to the mouth of the Camel Estuary. The property also benefits from surprisingly large gardens and grounds of approximately 0.25 acres.

Pentire View was designed and built for our clients in about the year 2000 and this will be the first time the property has been on the market in that time.

As the accompanying floorplan illustrates, the accommodation of Pentire View includes four bedrooms, three of which are doubles with the master bedroom having an en-suite shower room and built in wardrobes on the first floor. The comfortable lounge has a dual aspect and wood burning stove, connected to the open kitchen/dining room which has a wooden floor and patio doors opening to the inset balcony.

The kitchen is stylish and modern with a comprehensive range of floor and walls cabinets and drawers complete with granite worksurfaces, Rangemaster cooker and further integrated appliances. The ground floor is home to three of the bedrooms, family bathroom, large utility room and integral garage.

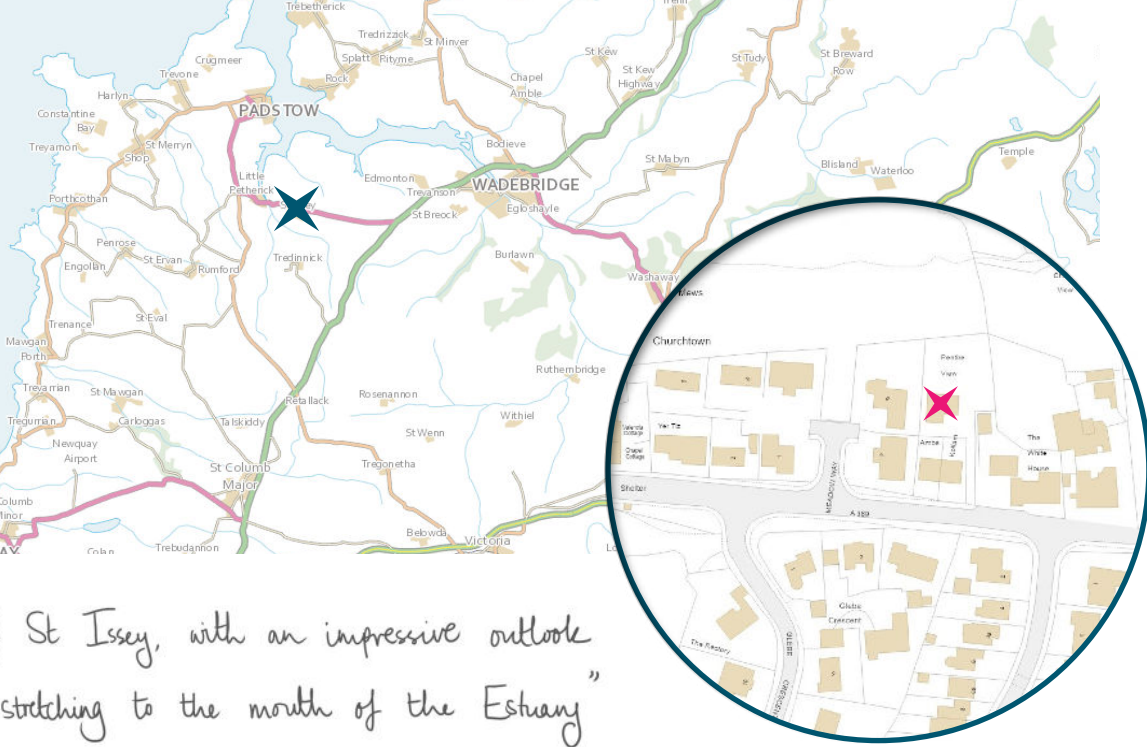
Outside, the gardens and grounds extend to approximately 0.25 acres and include a large swathe of lawn and established shrubs, hedging and trees with fence boundaries. Pentire View is accessed via a private driveway which leads

Pentire View, St Issey, PL27 7QE

£695,000 guide



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"In the heart of St Issey, with an impressive outlook including views stretching to the mouth of the Estuary"

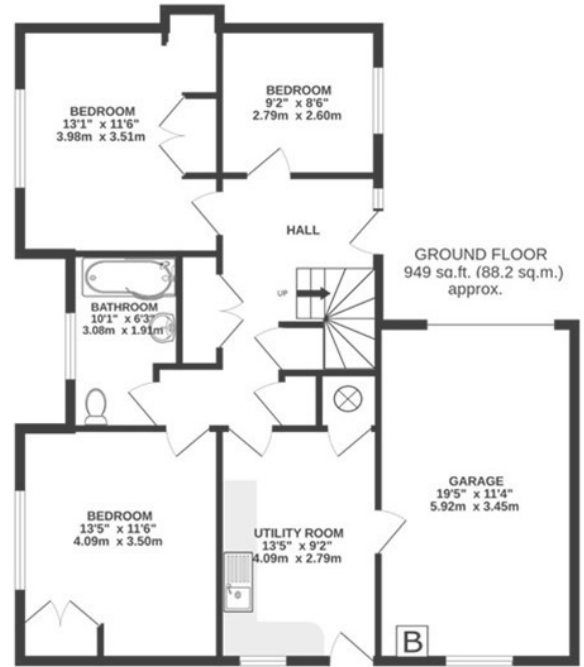
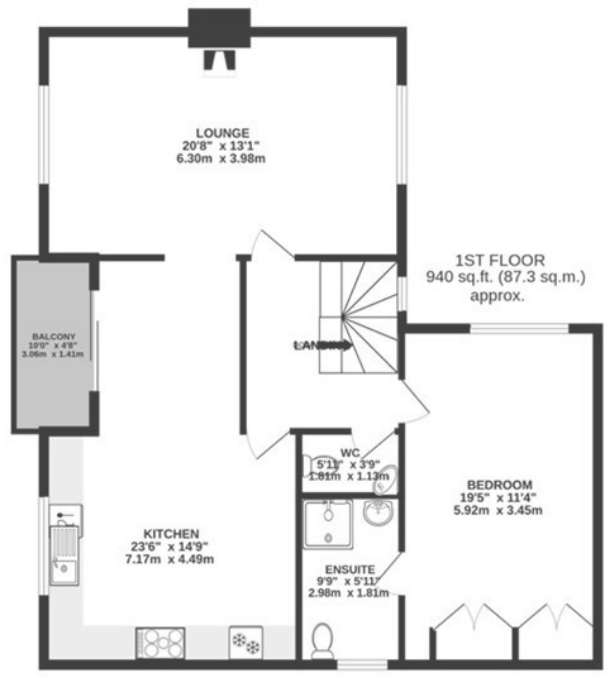
to a block paved parking area with space for several vehicles. Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band F.

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 Pentire View, 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 and pass the Ring O'Bells Inn. Pass Meadow Way and the driveway entrance to Pentire View can be found along on the left hand side just before The White House Bed and Breakfast. The postcode for satellite navigation is PL27 7QE. What3words: tulip.rival.postings



TOTAL FLOOR AREA: 1889 sq.ft. (175.5 sq.m.) approx.