

# 1 The Oaks

ST ISSEY



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ESTATE AGENTS





- ***Uniquely Conceived Carbon Neutral Development***
- ***Situated in the Heart of this Popular Cornish Village***
- ***Oak Framed Detached House***
- ***Four Bedrooms & Four Bathrooms***
- ***Ground Source Underfloor Heating System & Photovoltaic Electrical Supply***
- ***Contemporary Fitted & Equipped Kitchen***
- ***Allocated Parking & Private Garden***
- ***A Short Drive from Picturesque Padstow & Walking Distance to the Camel Trail***

This brand new and totally unique, carbon neutral development is located in the heart of the popular village of St Issey, just three miles from picturesque Padstow in North Cornwall. Designed by award winning architect John Newton RIBA, this four bedroom, four bathroom detached property exhibits a beautiful handmade oak frame alongside a ground source heating system, borehole water supply and photovoltaic electric supply with battery storage.

The concept behind The Oaks is that each of the six properties have been built with forward thinking for the purpose of maintenance free occupation and a future with no energy costs and carbon neutrality.



1 The Oaks offers a ground floor consisting of a large entrance hall, four bedrooms, three of these en-suite with a family bathroom which doubles as a jack and jill en-suite. All bathrooms are wall to wall fitted with Nuance shower wall, crisp white sanitary ware and heated towel rails. Internal oak doors and staircase are fitted also feature. The open plan living area is situated on the first floor and leads to a large inset balcony with glass balustrade providing far reaching views across the adjacent countryside.

This huge open plan space boasts a dramatic high vaulted ceiling with handmade oak A frame, beams and detailing. There is also the capacity to add a mezzanine floor, if desired. The kitchen is of contemporary design and integrated with Quartz worktops, induction hob with downdraft extraction, double eye level ovens and dishwasher.

A hugely appealing element to this property is that it is heated from a district ground source heat pump system that supplies all heating and hot water requirements. The property has its own battery backed 4KW photovoltaic electrical supply and benefit from a dedicated water treatment works which delivers pure borehole water. Additionally, the property is connected to mains electricity and South West Water supplies if ever required.

The outside area consists of two allocated parking spaces and a private enclosed garden with patio and boundary fencing. The remainder of the garden space will be left to the purchaser to complete to their requirements, whether with lawn or an alternative.

There is underfloor heating throughout and each area has its own dedicated thermal controls. LED lighting has also been fitted throughout alongside connectivity and supply for an EV charger, if required.

## 1 The Oaks, St Issey, PL27 7GL

£595,000 guide



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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 The Oaks, 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 then take the first turning on the left. Follow the lane and the entrance to The Oaks can be found along on the right hand side. The postcode for satellite navigation is PL27 7GL. What3words: epidemics.slime.workflow

This unique residential development is privately owned with no service charge applicable. This property would make for a perfect family home or indeed holiday let successfully in this quiet and peaceful setting.

The Oaks comes with the RIBA home warranty and all the other certifications. EPC rated A. Council tax band D. Ofcom suggest standard broadband availability. Ofcom suggest 4G mobile coverage. Please note, the internal photographs are of 6 The Oaks.

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

