

Coldrock

WADEBRIDGE



Jackie Stanley  
ESTATE AGENTS



- *Tranquil North Cornwall Rural Hamlet*
- *Substantial Detached House of over 2,450 Square Feet*
- *Gardens & Grounds Extending to Approximately 0.9 Acres*
- *Four Double Bedrooms/Three Bathrooms*
- *Planning Permission Granted for Two Substantial Replacement Dwellings*
- *Detached Double Garage & Ample Driveway Parking*
- *Conveniently Situated within One Mile of the Bustling Market Town of Wadebridge*



Coldrock is quietly situated on the outskirts of the bustling and sought after market town of Wadebridge on the banks of the river Camel.

The convenient location provides privacy and tranquillity within a generous curtilage of approximately 0.9 acres while it is just a short drive into the Wadebridge itself to enjoy the extensive range of independent shops, cafes and restaurants on offer.



In June 2024 under application number PA24/02039, planning permission was granted for the demolition of the existing property and garages and the construction of two substantial and contemporary new homes of over 3,650 square feet. Each property will exhibit spacious five bedroom/four bathroom accommodation, generous kitchen, dining and living spaces and substantial gardens. Full plans and details of the proposal are available upon request.

Coldrock presents an outstanding opportunity for residential developers to create two bespoke dwellings on the outskirts of one of North Cornwall's most sought-after towns.

Services to the properties include mains water and electricity, private drainage and oil fired central heating. EPC rating D. Council tax band E. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile coverage.

**Coldrock, Egloshayle, Wadebridge**  
**PL27 6HU £795,000 guide**

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Coldrock is conveniently located approximately one mile outside of the thriving market town of Wadebridge in North Cornwall. Located on the river Camel just eight miles upstream from picturesque Padstow and less than six miles from sought after Rock, Wadebridge has a long rich history and has grown in significance and reputation over the years. The town provides a fine selection of independent shops, cafes and restaurants as well as an array of amenities including a community owned sports centre, gyms, a cinema, primary and secondary school and an extensive selection of supermarkets.

Wadebridge also enjoys the famous Camel Trail, a popular and almost level cycle route which runs between Padstow and Bodmin, formerly the railway track. The nearest mainline station is Bodmin Parkway which is approximately 13 miles distant with the nearest airport at Newquay just 12 miles away.

To find Coldrock, follow the A389 from Wadebridge signposted to Bodmin towards Trelawney Garden Centre. Follow the road for approximately 0.7 miles and then turn left into Treworder Lane before following the lane back on itself. Follow the lane round the bend and the entrance to Coldrock can be found on the right hand side. The Postcode for satellite navigation is PL27 6HU. What3words: flattens.doubt.table

TOTAL APPROX. FLOOR AREA 2428 SQ.FT. (225.6 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 844 SQ.FT.  
 (78.4 SQ.M.)

GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1585 SQ.FT.  
 (147.2 SQ.M.)

