

Tredougan House

TREGONCE



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- ***Exquisitely Presented Detached Barn Conversion***
- ***Peaceful Rural Hamlet a Short Drive from Padstow***
- ***Three Double Bedrooms with Master En-Suite***
- ***Reverse Living Accommodation in Contemporary Style***
- ***Pretty Enclosed Garden & Ample Driveway Parking***
- ***Far Reaching Views of the Camel Estuary & Padstow***
- ***Direct Access to the Camel Trail***
- ***Perfect Family Home or Holiday Home with Superb Letting Potential***

Situated just above the Camel Estuary in the tranquility of the pretty hamlet of Tregonce, within a short drive of both picturesque Padstow and bustling Wadebridge is this thoughtfully converted & exquisitely presented three double bedroom detached barn conversion. Tredougan House, which dates back over 100 years and was originally the cowshed for the neighbouring farmhouse, was converted in 1998 into the substantial home it is today.

The property successfully combines original character with contemporary fixtures and fittings to create a hugely welcoming ambience in a reverse living style that maximises the views across the Camel

Estuary, the iron bridge to Padstow. Within approximately 0.5 miles is direct access to the Camel Trail that in turn leads all the way to Padstow itself.

The combined first floor kitchen, dining and family room has everything you would expect of a property of this quality – a sleek white gloss modern kitchen fully fitted with a range of integral appliances, space enough for a large dining table seating eight and comfortable lounge area for sofas and occasional furniture. The separate utility room/entrance lobby has a stable door entrance, space and plumbing for a washer/dryer and a cloakroom with WC.

Moving along to the large and light sitting room, you are immediately drawn to the floor to ceiling bi-fold doors with Juliette balcony from which far reaching views can be savoured towards the Camel Estuary and Padstow. There is plenty of space for sofas and occasional furniture which makes for a very comfortable living space.

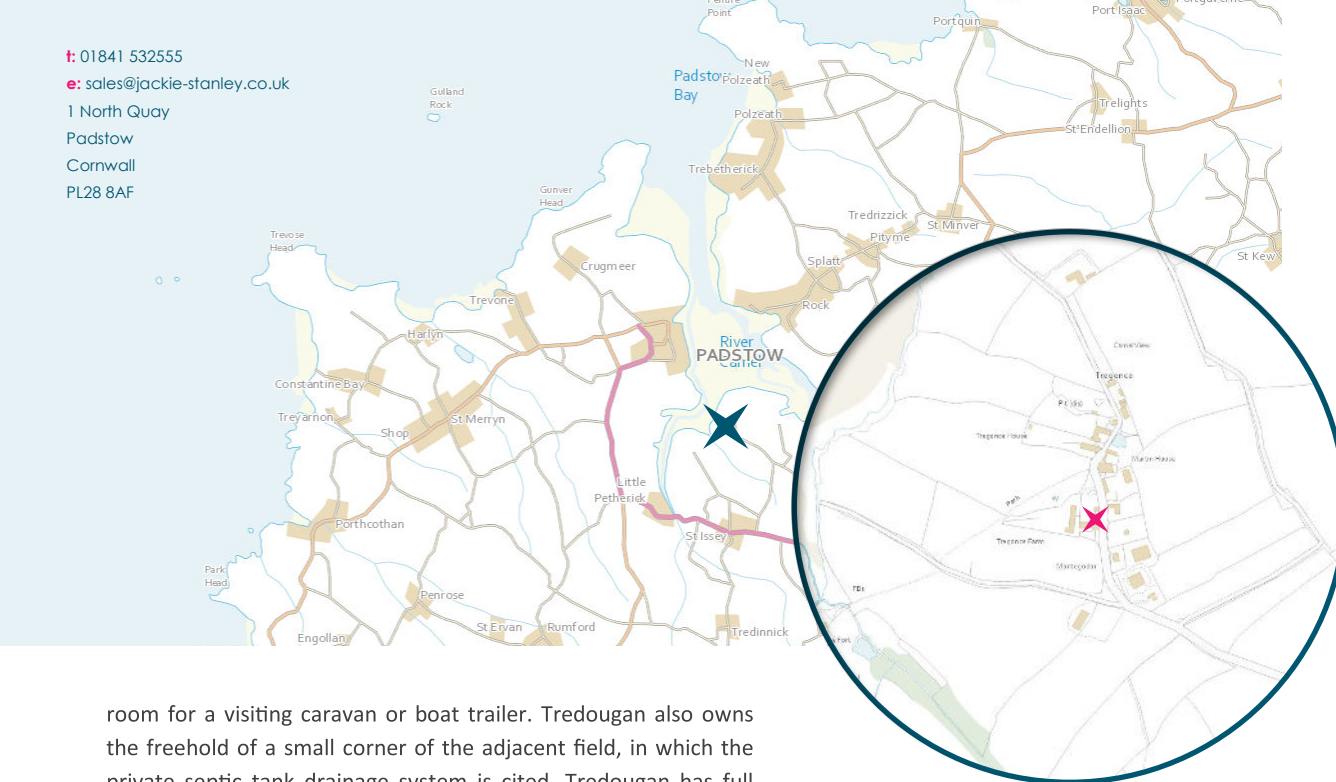
Descending to the ground floor, the central hallway is an impressive and inviting entrance way. Head into the spacious master bedroom with a great view over the garden, built in storage and newly fitted contemporary en-suite shower room with heated floor, towel rail and crisp white sanitary ware. Both the second and third bedrooms are genuine doubles with built in storage while the ground floor accommodation is complete with a newly fitted contemporary family bathroom incorporating underfloor heating, towel rail, separate bath and shower and crisp white sanitary ware.

The garden at Tredougan is small but beautiful, sheltered and private. It comprises separate areas of lawn and decking with a hot outside shower and space for outdoor furniture. The front garden has an attractive lawn together with a paved area and bench. Up to four vehicles can be parked on the driveways at both ends of the property with plenty of

Tredougan House, Tregonce
PL27 7QJ £775,000 guide



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room for a visiting caravan or boat trailer. Tredougan also owns the freehold of a small corner of the adjacent field, in which the private septic tank drainage system is cited. Tredougan has full residential planning permission and is therefore suitable for permanent or holiday use. Services to the property include mains electricity and water, septic tank drainage and an oil fired central heating system with combination boiler. EPC rating D. Council tax band is F. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile connectivity.

Tregonce is a lovely rural hamlet in the parish of St Issey situated just above the Camel Estuary. The hamlet is situated just under six miles from the historic and picturesque fishing town of Padstow, offering an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6 and, of course, Rick Stein's esteemed Seafood restaurant. Padstow is just a 30 minute walk from the property using the famous Camel Trail. An Area of Outstanding Natural Beauty, there are several sandy beaches within 2 to 4 miles as well as the championship golf course at Trevose. Padstow also has a supermarket and excellent Primary School. The thriving market town of Wadebridge is just 5 miles distant and 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 18 miles distant with the nearest airport at Newquay approximately 12 miles away.

To find Tredougan 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, St Issey and little Petherick and follow the A389 through Little Petherick and into St Issey. Drive through St Issey and then turn left signposted to Trevance and Tregonce. Follow the lane for almost a mile before turning left at signs for Tregonce. Drive for just over half a mile and Tredougan can be found along on the left hand side. The postcode for satellite navigation is PL27 7QJ. What3words: heeding.rewarded.fluctuate

