

An aerial photograph of a farmstead in Tredinnick, Southwesterly. The scene features three large, modern wooden barns with grey roofs and stone accents, arranged around a paved driveway. The surrounding landscape is dominated by vast, green agricultural fields, likely corn or soybeans, with some brown patches of tilled earth. In the distance, a small town or village is visible under a clear blue sky.

Southwesterly

TREDINNICK



Jackie Stanley
ESTATE AGENTS



- **Brand New Select Development of Contemporary Style, Energy Efficiency & Exacting standards**
- **Idyllically Situated in a Tranquil Rural Hamlet**
- **Just Inland from Foodie Capital Padstow & the Magnificent North Cornish Coast**
- **Air Source Heating Systems, Underfloor Heating & Wood Burning Stoves**

- **Four Double Bedrooms & Chic Contemporary Bathrooms**
- **Generous Landscaped Gardens & Patios Adjoined by Open Countryside**
- **Ample Driveway Parking & EV Chargers**



“A brand new select development of contemporary style, energy efficiency and exacting standards”

This brand new select development of contemporary style, energy efficiency and exacting standards is idyllically situated in a tranquil rural hamlet just inland from foodie capital Padstow and the magnificent North Cornwall coast.





Westhaven Developments are a local niche developer of individual homes of the highest quality. Their ethos is to utilise the highest levels of design, the most sustainable methods of construction and wherever possible, utilising locally sourced materials. Southwesterly is another fine example of their workmanship and commitment to sustainability.



Longcarrow, Gunver and Stepper are four bedroom detached houses occupying generous landscaped gardens with a combination of Larch cladding and locally sourced cut stone elevations under natural slate roofs affording instant curb appeal. Using the modern ICF construction method, the three dwellings have exceptional airtight insulation values and soundproofing qualities which take them well beyond current building regulation requirements.

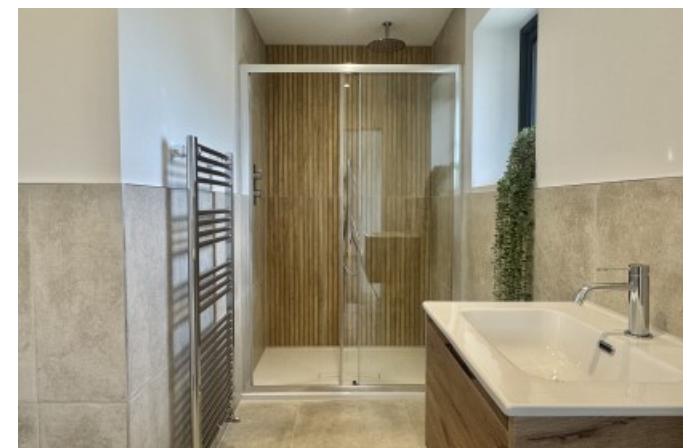


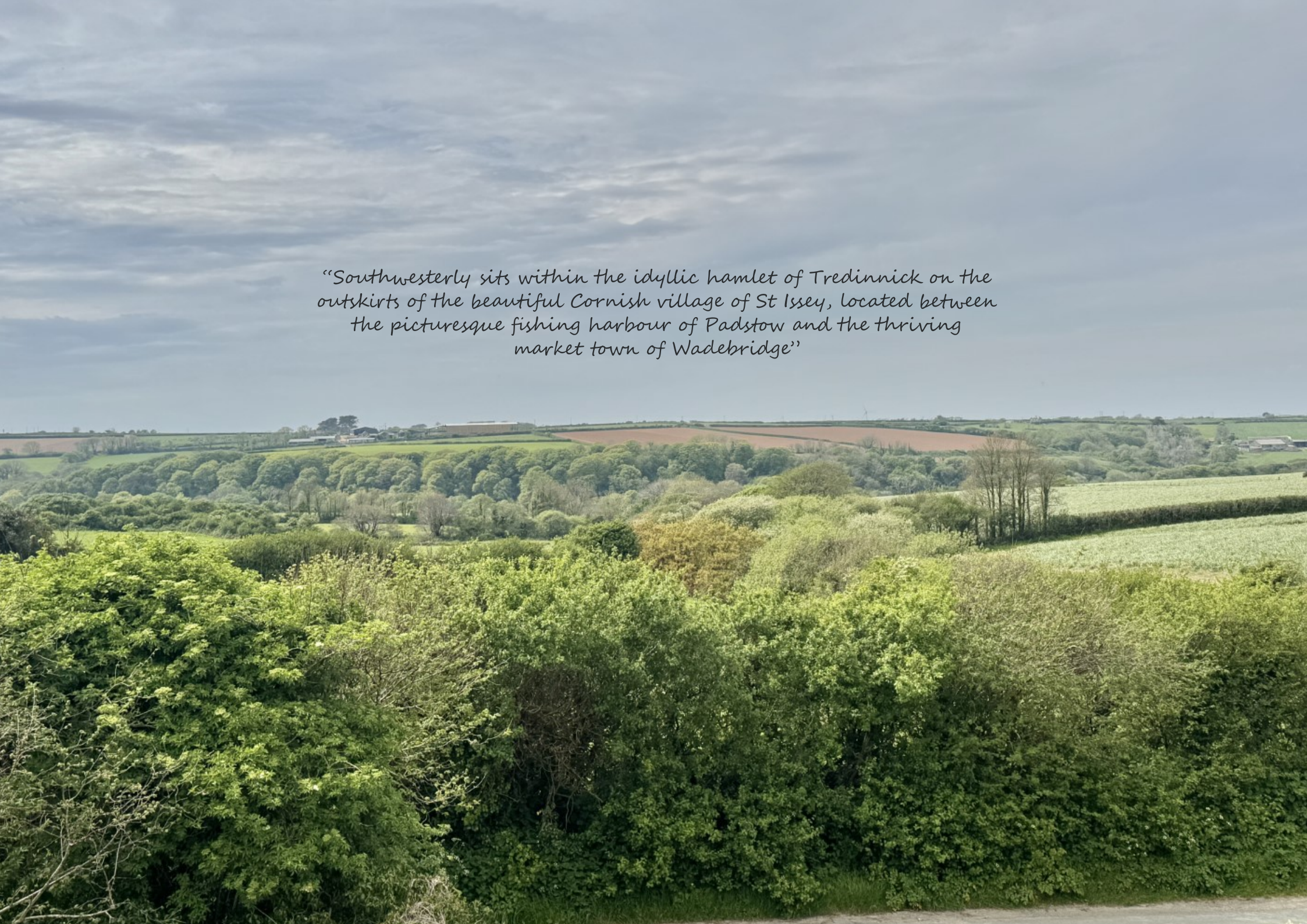
Noteworthy features include air source heating systems, underfloor heating, high performance Aluminium windows and doors, engineered oak floors, Contura wood burning stoves, bespoke kitchens with premium integrated appliances, low voltage lighting and EV chargers.

The open plan living spaces incorporate the aforementioned freestanding Contura wood burning stove, bespoke kitchens, large central island and premium AEG integrated appliances. Each property has a separate utility room and handy cloakroom. Each bedroom is a genuine double, light, bright and fully carpeted. Each of the bathrooms is contemporary and stylish with crisp white sanitary ware, fashionable tiling and superior quality hardware.

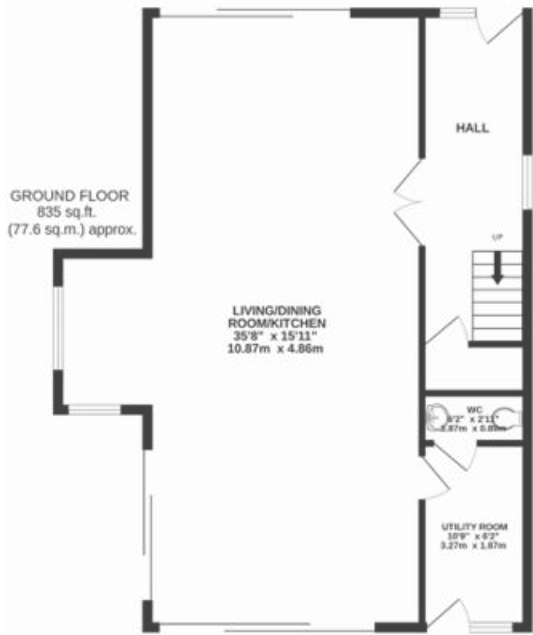
Longcarrow, Gunver and Stepper each have a generous private plot, landscaped with lawns and slate patios enclosed by contemporary fencing and attractive Cornish stone hedging. There is ample driveway parking to each property and the development adjoins open countryside providing tranquillity and seclusion.

Services to Southwesterly include mains water and electricity, private sewerage treatment system and air source heating systems. EPC rating B. Council tax band TBC. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile coverage.

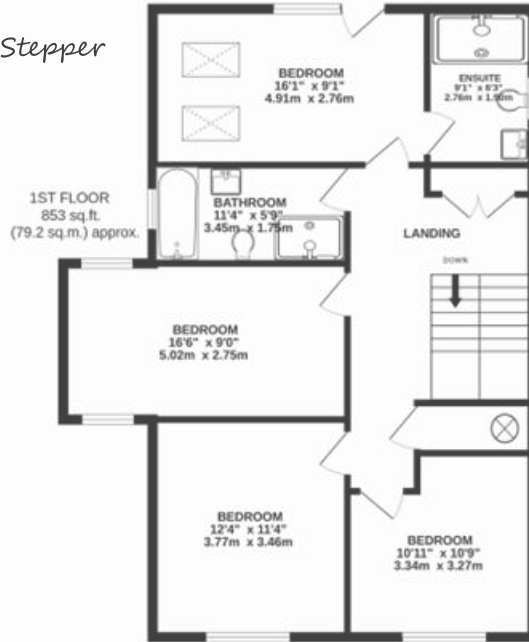


A wide-angle landscape photograph showing a rural scene. The foreground is dominated by dense, vibrant green bushes and trees. In the middle ground, there are rolling green hills with patches of brown soil, suggesting agricultural fields. In the distance, a small village or hamlet is visible, nestled between a fishing harbour and a market town. The sky is filled with heavy, grey clouds, creating a dramatic and somewhat somber atmosphere.

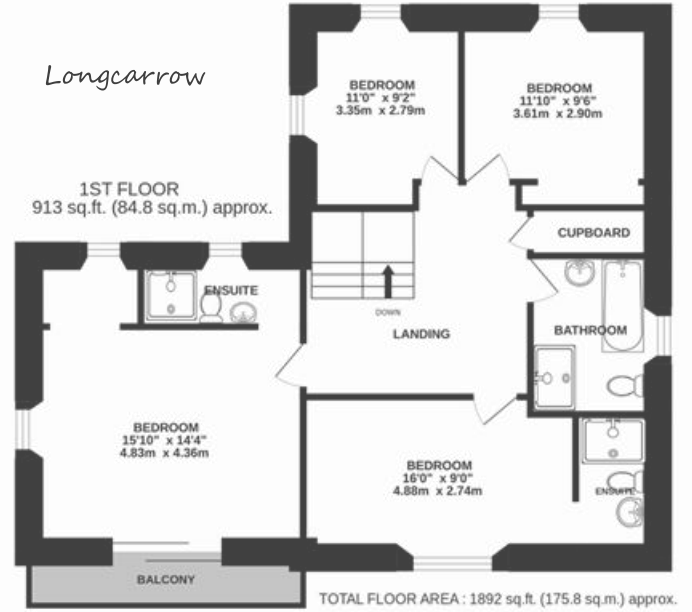
“Southwesterly sits within the idyllic hamlet of Tredinnick on the outskirts of the beautiful Cornish village of St Issey, located between the picturesque fishing harbour of Padstow and the thriving market town of Wadebridge”



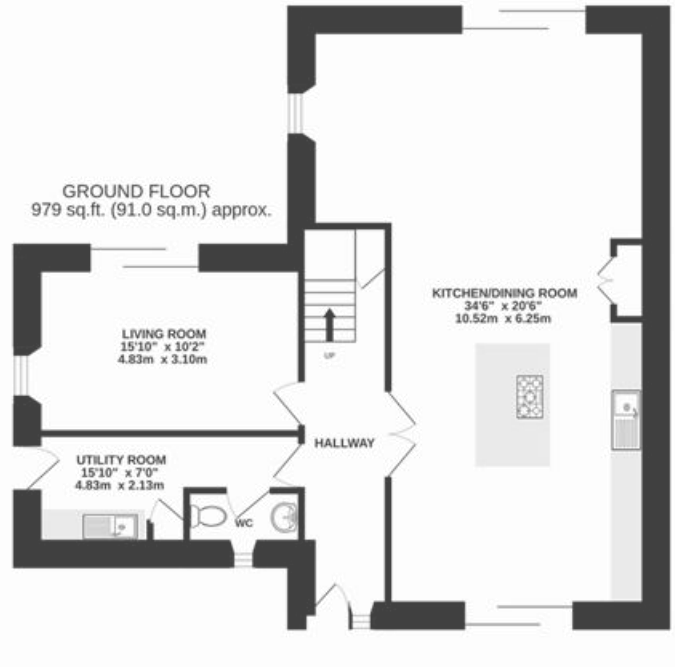
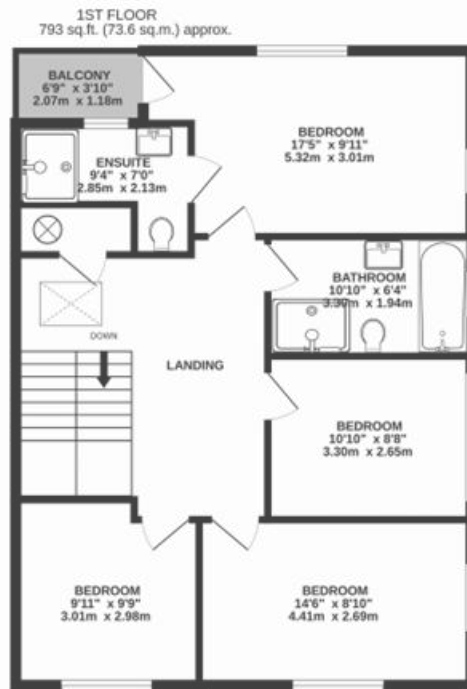
Stepper



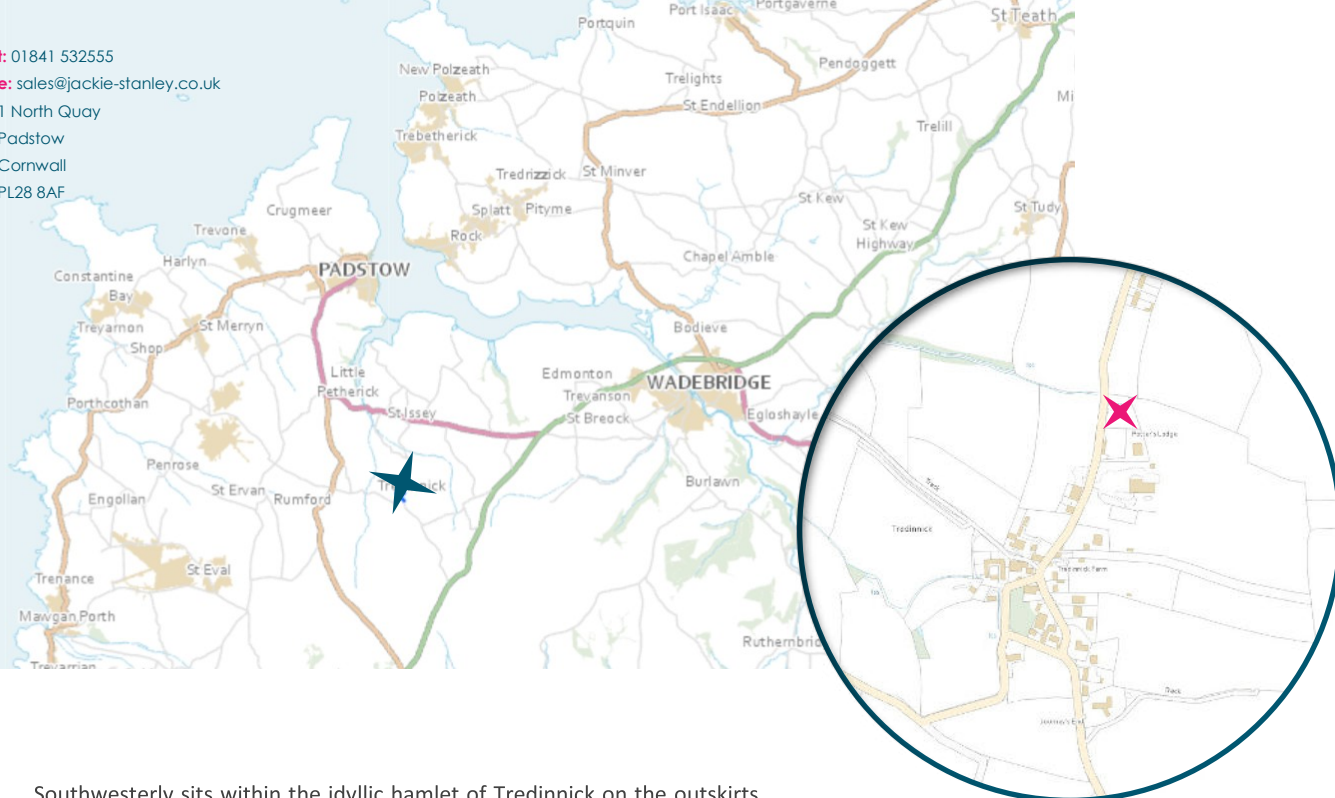
Longcarrow



Gunver



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Southwesterly sits within the idyllic hamlet of Tredinnick on the outskirts of the beautiful Cornish village of St Issey, located between the picturesque fishing harbour of Padstow and the thriving market town of Wadebridge. Within a mile is the Journeyman Restaurant at Mellingey Mill, Little Petherick. 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 stunning beaches of the North Cornish coast are just a short drive away.

The historic and picturesque fishing town of Padstow is just five 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 twenty miles distant with the nearest airport at Newquay just nine miles away, providing domestic and international flights.

To find Southwesterly, 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 turn right at the Ring O'Bells Inn. Follow the leafy lane for approximately 1.3 miles passing through the hamlet of Trenance along the way. Upon entering the hamlet of Tredinnick, Southwesterly can be found along on the left hand side. The postcode for satellite navigation is PL27 7QY. What3words: cherubs.crowd.sleeper

Southwesterly, Tredinnick
St Issey, PL27 7QY