

An aerial photograph of a coastal village. In the foreground, a calm harbor with greenish water is visible, bordered by a stone wall. A road curves along the edge of the harbor. To the left, a grassy hillside features a small stream and a stone structure. The middle ground shows a cluster of houses, including a large white house with a balcony and a dark-colored house. The background consists of rolling green hills under a blue sky with scattered white clouds.

Lamorna

WADEBRIDGE



Jackie Stanley
ESTATE AGENTS



- ***Tranquil Riverside Location with a Beautiful Outlook***
- ***Outstanding Newly Developed Contemporary Detached House of Over 2,500 Square Feet Completed to an Exemplary Standard***
- ***Beautifully Landscaped Gardens & Grounds Extending to Approximately 0.5 Acres***
- ***Four/Five Double Bedrooms with Four Sleek Modern Bathrooms***
- ***Cinema Room, Games Room & Sunken Hot Tub***
- ***Outside Kitchen with Pizza Oven & BBQ***
- ***Integral Garage, Ample Driveway Parking & EV Charger***
- ***Conveniently Situated Adjacent to the Camel Trail just a short Walk into the Bustling Market Town***



As if plucked from the pages of an interior design magazine, Lamorna is an exquisitely designed, impeccably presented and stylishly completed four/five bedroom contemporary home of exemplary standards. The property occupies a privileged position, quietly situated on the edge of the bustling and sought after market town of Wadebridge on the banks of the river Camel.

The peaceful yet convenient location provides privacy and tranquillity with a beautiful riverside outlook while it is just a short stroll into the town itself and the extensive range of independent shops, cafes and restaurants on offer. Lamorna is a luxurious home newly developed to an outstanding specification, taking interior inspiration from Scandinavia with a strong focus on wooden touches, natural light and minimalist spaces.

Noteworthy attributes include a striking entrance hall with a dramatic glass panelled wooden stairs and double height grandeur, an air source heating system, a bespoke handmade kitchen designed by local joiners Bercot Kitchens with premium integrated appliances including double ovens and coffee machine, a cinema room and lower ground floor games room, porcelain tiled flooring, flush sash UPVC windows and sliding doors and luxurious bathrooms with premium fittings.

Externally stunning Balau hardwood decking stretches across the rear of the property, complimenting the beautiful Cedar cladding to the first floor elevations. A dedicated outdoor kitchen features a Clementi woodfired pizza oven and a

Lamorna, Wadebridge, PL27 7BN

£995,000 guide





premium Bull gas BBQ together with a sunken hot tub really add a touch of luxury. Lamorna sits within gardens and grounds that extend to almost half an acre, beautifully landscaped and well planned. There is a large attached garage with electric up and over door, EV charger and ample off road parking within the block paved driveway.

Lamorna is ready for immediate occupation with no onward chain and we at Jackie Stanley highly recommend an internal inspection at the earliest opportunity to fully appreciate the attention to detail and exemplary contemporary nature of this impressive home. Services to the property include mains water and electricity and private drainage with air source heating. EPC rating C. Council tax band F. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

Wadebridge is a thriving market town on the river Camel, which offers a fine selection of independent shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. Wadebridge also enjoys the Camel Trail, a popular and almost level cycle route which runs between Padstow and Bodmin, formerly the railway track. The historic and picturesque fishing town of Padstow is just six 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. The nearest station is Bodmin Parkway which is approximately 15 miles distant as is the nearest airport at Newquay.

To find Lamorna, cross the bridge into Wadebridge Town centre and then turn left at the mini roundabout at the bottom of Molesworth Street. Pass the cinema and then turn left at the next mini roundabout. Follow the road round to the right into Southern Way and continue as it becomes Guineaport Road. At the very end of the road, bear right just by the start of the Camel Trail and follow the lane up and round the bend. Lamorna can be found directly in front of you. The postcode for satellite navigation is PL27 7BN. What3words: crusted.tailed.shredder

