

STAGS

Tynings

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Trequite, St. Kew, Bodmin, PL30 3EU

Port Isaac 4 miles - Wadebridge 5 miles - Rock 7.5 miles

A substantial detached four bedroom house set in generous gardens in the picturesque hamlet of Trequite.

- Detached Residence
- Four Double Bedrooms
- Conservatory
- Private Parking
- Freehold
- Hamlet Location
- Two Reception Rooms
- Front and Rear Gardens
- Garage
- Council Tax Band: E

Guide Price £555,000

SITUATION

Trequite is a charming rural hamlet situated within the parish of St Kew. Approximately half a mile away lies St Kew Churchtown, well known for its historic church and the popular 14th-century inn, the St Kew Inn, widely regarded as one of the area's finest gastro pubs.

The thriving estuary town of Wadebridge, some 5 miles distant, provides an excellent range of everyday amenities including independent shops, supermarkets, primary and secondary schooling, cinema, and a selection of restaurants, sports and social clubs. The picturesque fishing villages of Port Isaac and Port Gaverne lie approximately 4 miles away and offer access to the dramatic North Cornish coastline with numerous sandy beaches and sheltered coves nearby.

Mainline rail services are available from Bodmin Parkway railway station providing regular connections to London Paddington via Plymouth, while Newquay Airport offers scheduled flights to a number of UK and international destinations.







THE PROPERTY

Constructed in the 1980s, this substantial timber-framed detached residence occupies a generous plot with attractive front and rear gardens of approximately 0.25 acre together with ample private parking.

The front door opens into a welcoming entrance hall with doors leading to the principal reception rooms and kitchen. The well-proportioned dual-aspect sitting room features a fireplace with Jetmaster fire and sliding door opening into a conservatory positioned to the front of the property.

The dining room enjoys views over the rear garden and leads through to a study. The kitchen is fitted with a range of wall and base units incorporating a breakfast bar, built-in oven and grill, induction hob and 1½ bowl inset sink, together with space for under-counter appliances. A useful utility room provides additional space for white goods and gives access to a shower room with WC, a storage cupboard and a door leading to the rear garden.

On the first floor, the landing provides access to four double bedrooms, three of which benefit from built-in wardrobes, together with a shower room fitted with a walk-in shower, vanity basin and WC.

The property enjoys numerous low maintenance UPVC sash windows.

OUTSIDE

The property is approached via a gated gravel driveway providing ample parking for up to four vehicles and leading to the garage, fitted with an electric up-and-over door and benefiting from power and plumbing.

The gardens to the front and rear are predominantly laid to lawn and are complemented by a pond and a variety of mature shrubs and trees. The rear garden also enjoys a patio, apple trees and greenhouses.

SERVICES

Mains water and electricity. Electric heating. Private drainage via a septic tank. Broadband availability: Ultrafast (fibre broadband is available in the village). Mobile Phone Coverage: Voice and Data good outdoors and limited indoors. (Ofcom). Please note that the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendors appointed agents, Stags.

DIRECTIONS

What3Words: ///awakening.successes.firelight



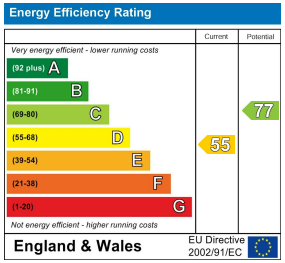




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