



Description

A sizeable four bedroom detached house with an attached one-bedroom self-contained single storey annexe, enjoying a peaceful setting adjacent to open farmland with gardens and grounds of circa 0.2 acres and on drive parking for several vehicles. The main dwelling offers a kitchen, galleried dining room, lounge and sunroom to the ground floor, master bedroom with ensuite shower and dressing room, bedroom two with en-suite shower room, two further bedrooms and family bathroom to the first floor. The annexe has a lounge, galley kitchen, bedroom and shower room. The property is likely to appeal to those looking for multi-generation occupancy, or a home with additional holiday/lettings income.

Situated

St Issey is a sought after traditional Cornish village, set between Padstow and Wadebridge, both offering a wide variety of shopping, leisure and educational facilities and excellent restaurants, along with access to both the Camel Trail and the Saints Way, with a selection of nearby beaches within a short drive from the property. St Issey offers two public houses, a primary school, church and a village hall.

Duck Puddle House – Ground Floor

Covered porch, entrance hall with cloakroom off, kitchen/breakfast room with rear porch off, dining room, lounge with feature fireplace and access to the rear garden with sun room off.

bedroom two with en-suite shower room, two further bedrooms and bathroom.

The Annexe – Ground Floor

Lounge with galley kitchen off, inner hallway, bedroom and shower room.

Outside

Mature gardens and grounds of circa 0.2 acres with areas of lawn, mature shrubs and trees,

with on drive parking for several vehicles.

Viewings

Strictly by prior appointment with Stratton Creber Padstow 01841 532230. General enquiries Countrywide Property Auctions 01395 275691.

EPC Ratings

Duck Puddle House D. The Annexe C



Council Tax Band

F

Tenure

Freehold

First Floor

Galleried landing, master bedroom with en-suite shower room and dressing room,