



The Maples







The Maples

Hustyns, St. Breock, Wadebridge, Cornwall, PL27 7LG

Wadebridge 3.5 miles - Rock 6.3 miles - Bodmin 7.8 miles

An impressive and immaculately presented detached home on the outskirts of Wadebridge with expansive gardens, two driveways and stunning views of the surrounding woodland and countryside.

- Detached House
- Three En-Suite Double Bedrooms
- Countryside & Woodland Views
- Beautifully Landscaped Gardens
- Freehold
- Extensively Renovated
- Open Plan Living
- Two Driveways
- Detached Pod With Log Burner
- Council Tax Band: C

Guide Price £795,000

Stags Wadebridge

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@StagsProperty

DESCRIPTION

Nestled on the edge of Hustyns Woods in an idyllic setting, this luxury bright and spacious detached home offers outstanding countryside and woodland views surrounded by extensive well stocked gardens.

The current owners have extended and completely renovated and refurbished this stunning home to create a wonderful haven to sit and enjoy the peaceful surroundings or explore the walks through Hustyns Woods which link to the famous Camel Trail and beyond.

SITUATION

The Maples is located on the Hustyns estate with it's hotel and spa facilities and surrounding woodland. 3.5 miles away, the popular estuary town of Wadebridge sits astride the River Camel and offers a wide variety of independent shops together with primary and secondary education, cinema, numerous sports clubs, social clubs and access to the popular Camel Cycle Trail. The prestigious coastal village of Rock is 6.3 miles away with its sandy beach and ferry services to Padstow.

Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth, whilst Newquay airport provides a number of scheduled flights to both domestic and international destinations.

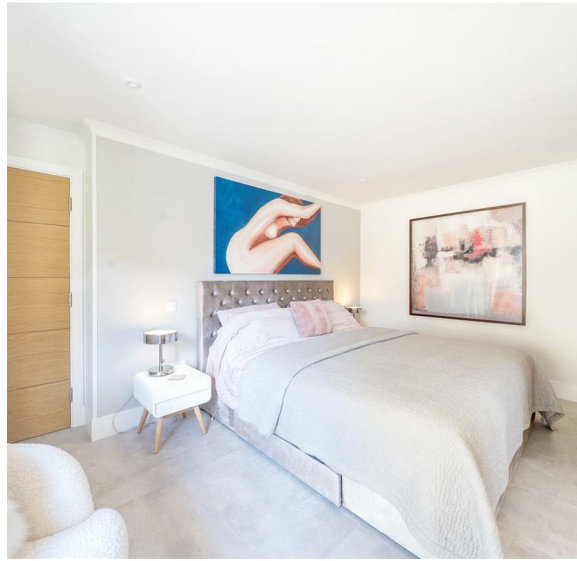
ACCOMMODATION

Upon entering the property you are greeted by an entrance porch which leads to an expansive and very impressive open plan living, dining, kitchen area with mezzanine level above. There are vaulted ceilings in the kitchen/breakfast area and formal dining room allowing the light to flood into the home. The living area boasts a superb focal point in-set log burner and the large picture window overlooks the forest, gardens and far reaching hills. The luxury well equipped kitchen offers a fantastic socialising space and has been carefully designed with all the latest innovation for easy modern day living which includes an extensive range of handleless cashmere units including pull out drawer larder cupboard and spacious Island with built in induction vented hob. The kitchen also benefits from Neff built in appliances including, oven, separate microwave/combi oven, warming drawer, dishwasher, fridge/freezer and a 'Quooker' Nordic boiling-water tap.

There are three double bedrooms, all of which have built in wardrobes and deluxe en-suites. Two of the bedrooms are on the ground floor level with doors leading directly to their own separate outdoor seating areas. The property also offers a modern guest toilet to the ground floor with separate floor to ceiling utility storage units. On the First floor there is a capacious bedroom suite and mezzanine area which is ideal for separate multi generational living.

This lovely home benefits from recently installed gas underfloor central heating which has been finished in modern porcelain tiles throughout the ground floor level and has newly fitted radiators and carpet to the first floor.





OUTSIDE

The property sits on just under half an acre of beautifully landscaped gardens and has two driveways with parking for multiple vehicles. The thoughtfully designed and well stocked gardens to the front, side and rear are one of the main features of this fantastic home with separate seating areas to capture all the sunny aspects of the garden throughout the day. The generous main seating/patio area is accessed directly from the kitchen/breakfast area ideal for alfresco living which leads to an expansive lawned garden bordered by Red Robin hedging where you can take in the stunning surroundings and views towards the forest. The second extensive side garden is designed with a more structured approach with meandering pathways leading to an oval garden pod/snug hideaway with log burner boasting spectacular views across the communal grounds and green fields beyond.

SERVICES

Mains electricity. Private water and drainage. Calor gas central heating with underfloor heating throughout the ground floor. Please note the agents have not inspected or tested these services. This property is sold subject to all local authority charges.

VIEWINGS

Strictly by appointment with the vendors appointed agent, Stags - 01208 222333

DIRECTIONS

From Wadebridge town, drive up Travanion Road and continue for 3 miles, passed Burlawn before taking the left hand turning signposted towards Hustyns. After a further 0.3 miles is the entrance to Hustyns on the left. Continue down the long driveway and take the first exit at the roundabout. Continue through a small car park and turn right at the lamp post. Follow the road and The Maples is the second property on your left.

What3Words: ///silently.narrates.light

AGENTS NOTE

There is a monthly service charge. Please contact Stags for further information.



Approximate Area = 2181 sq ft / 202.6 sq m (excludes void)
Limited Use Area(s) = 35 sq ft / 3.2 sq m
Outbuilding = 108 sq ft / 10 sq m
Total = 2324 sq ft / 215.8 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1083011



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



