



St Issey, Wadebridge, Cornwall

Guide Price : £ 1,150,000



acorus®

ST ISSEY, WADEBRIDGE, CORNWALL, PL27

A uniquely designed high specification detached six bedroom farmhouse set in approximately 0.81 hectare (2 acres) of gardens and grounds with far reaching views over open countryside.

THIS PROPERTY IS SUBJECT TO AN
AGRICULTURAL OCCUPANCY CONDITION
(Please refer to this section in the details for further
information).

FOR SALE BY PRIVATE TREATY
Freehold with vacant possession on completion

Guide Price : £ 1,150,000

(Ref: C364)





INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

The farmhouse is located to the south west of the small village of St Issey between Rumford and Tredinnick. St Issey lies mid way between the market town of Wadebridge and Padstow.

A delightful scenic village close to the Camel Estuary with a pub, shop and primary school.

There are numerous public footpaths nearby providing excellent opportunities for walking, including the Saints' Way.

Nearby Little Petherick offers more walking opportunities including scenic river walks, has a Bistro and a Church.

DESCRIPTION

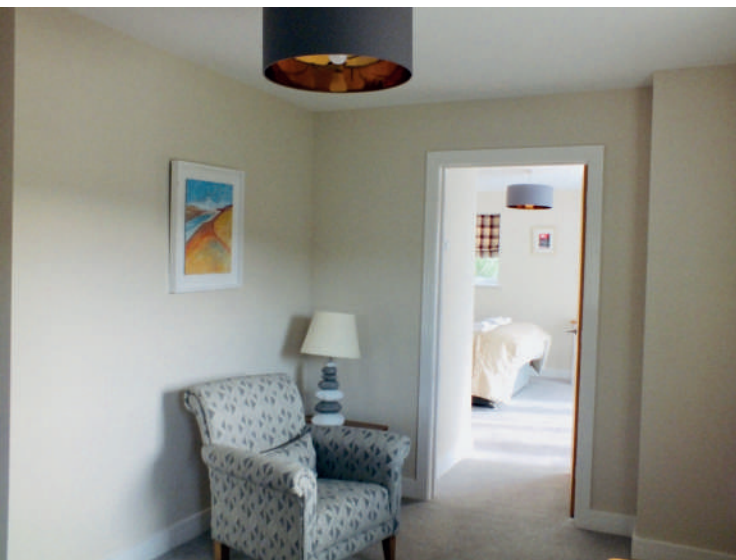
A detached spacious six bedroom farmhouse of unique design set in approximately 0.81 hectare (2 acres) of gardens and grounds with far reaching views over open countryside.

Completed in 2017 the dwelling is built to a high specification and offers reverse living to make the most of the countryside views.

ACCOMMODATION

With UPVC double glazing throughout, the accommodation comprises;





Ground Floor

Entrance Hall	
Cloakroom	
Utility Room	3m x 2.76m
Bedroom 1	4.77m x 4.06m
En-suite Bathroom	
Sitting Room	5.55m x 3.51m
Bedroom 2	4.96m x 3.34m
En-suite Shower Room	
Bedroom 3	4.67m x 3.61m
En-suite Shower Room	
Bedroom 4	3.78m x 3.75m
Bedroom 5	3.96m x 3.3m
Bathroom	

First Floor

Kitchen/Dining & Lounge Area	16.25m x 7.61m
The Kitchen is fitted with modern bespoke units and two built-in ovens.	
Balcony	3.23m x 2.96m
Bedroom 6	5.72m x 3.48m
Balcony	
En-suite Bathroom	
Sitting Room	5.55m x 3.51m
Balcony	

OUTSIDE

Large landscaped garden with hot tub area and sun terrace, and parking for four cars.

NOTE

The farmhouse is close to a business park. The park and additional land may be available by separate negotiation.

A second four bedroom dwelling on the overall site is also for sale and offered separately.

The entire holding may be available by separate negotiation.

EASEMENTS AND WAYLEAVES

We are not aware of any easements or wayleaves affecting the property.

ACCESS AND RIGHTS OF WAY

The farmhouse is accessed via a shared driveway with a right of way in favour of the owner of the farmhouse.

The owner of the farmhouse will be responsible for a contribution towards the maintenance and repair of the driveway.

AGRICULTURAL OCCUPANCY CONDITION

Planning permission was granted for the dwelling on the 31 August 2011 subject to four conditions, one of which was an Agricultural Occupancy Condition. Condition three states:-

'The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, as defined by Section 336(1) of the Town and Country Planning Act 1990, or a widow or widower of such a person and to any resident dependants.'

A Section 106 Agreement was entered into on the 24 November 2000 which has subsequently been discharged.

UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

LEGAL COSTS

Each party will be responsible for their own legal costs.

SERVICES (not tested)

The property is provided with mains water.

Electricity is powered by a wind turbine and serves the overall site.

Underfloor heating has been installed and is powered by a Biomass boiler burning wood chip. This also provides the hot water for the dwelling. The boiler serves the overall site.

Drainage is to a septic tank.

ENERGY PERFORMANCE

SAP EPC Rating: A

Score	Energy rating	Current	Potential
92+	A	131 A	135 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOCAL AUTHORITY

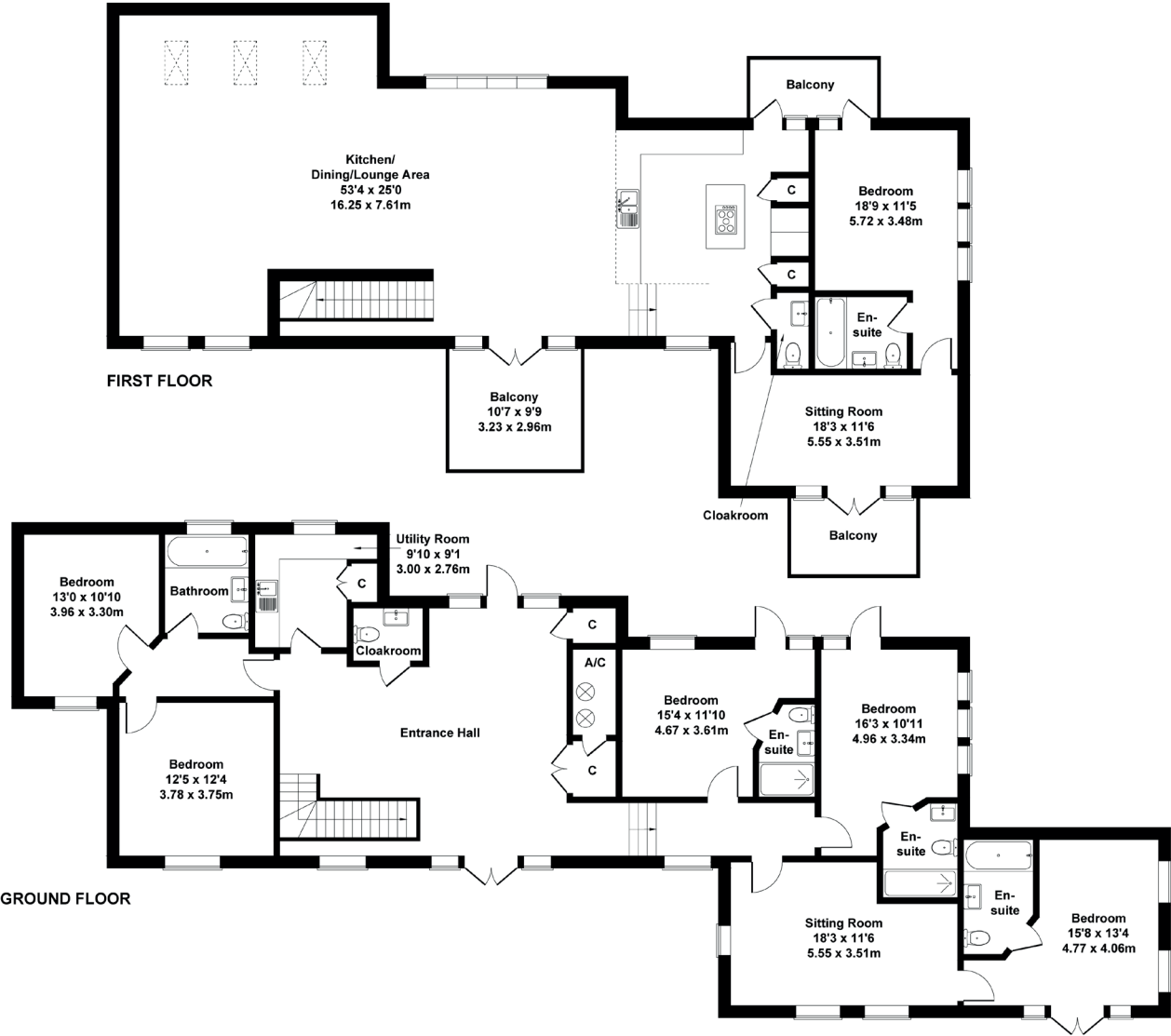
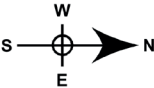
Cornwall Council
www.cornwall.gov.uk
0300 1234 100

VIEWING

Strictly by appointment with the selling agent Acorus.

FLOOR PLAN

Peace Hay Barn
Approximate Gross Internal Area
3488 sq ft - 324 sq m



Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.

SITE LOCATION



IMPORTANT NOTICE

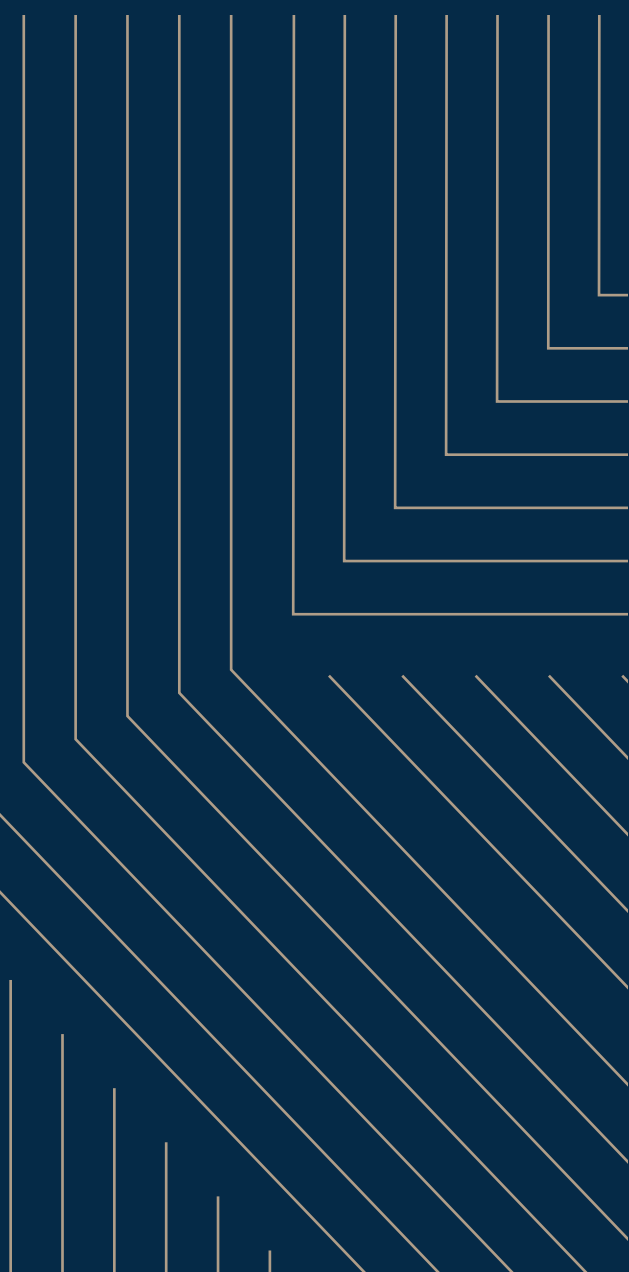
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1. These particulars are set out in general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer of contract. **2.** All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct. However, any intending purchasers/lessees should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each item. **3.** No person in the employ of Acorus Rural Property Services Ltd has any authority to neither make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd, nor to any contract on behalf of the vendors/lessors. **4.** No responsibility is taken by Acorus Rural Property Services Ltd for any error, omission or misstatement in these particulars. **5.** No responsibility can be accepted for any costs or expenses incurred by intending purchasers/lessees in inspecting the property, making further enquiries or submitting offers for the property. **6.** All prices are quoted subject to contract and exclusive of VAT where relevant, except where otherwise stated. **7.** In the case of agricultural property, intending purchasers/lessees should make their own independent enquiries in terms of eligibility for any entitlement schemes associated with the land being sold or leased. **8.** The property is sold subject to and with the benefit of existing rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, quasi easements, covenants and restrictive covenants whether referred to in these particulars or not. **9.** Acorus Rural Property Services Ltd is registered in England at The Old Market Office, 10 Risbygate Street, Bury St Edmunds, Suffolk; IP33 3AA. Registration number 04514547.

MONEY LAUNDERING

Please note in line with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Acorus Rural Property Services Ltd are required to carry out Customer Due Diligence checks on parties to a property transaction, including proof of identity and identifying sources of funds.

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