

Kader Gwel

St Kew Highway



Jackie Stanley
ESTATE AGENTS



- **Substantial Detached Family Home of over 2,270 Square Feet**
- **Quiet Cul-De-Sac Location with Uninterrupted Countryside Views**
- **Spacious Well Presented Reverse Living Accommodation**
- **Five Bedrooms**
- **Three Modern Bathrooms**
- **Gardens & Grounds extending to approximately 0.25 Acres**
- **Large Detached Garage & Ample Driveway Parking**
- **Two Miles from the Historic Village of St Kew & Four Miles from Bustling Wadebridge**



Kader Gwel is a substantial detached family home of over 2,270 square feet of reverse living versatile accommodation, situated in a convenient location just two miles from the historic village of St Kew and a short drive from the thriving market town of Wadebridge.

The property can be found at the end of a private cul-de-sac and benefits greatly from amazing uninterrupted views across miles of adjacent countryside.

Kader Gwel is superbly presented throughout and comprises four genuine double bedrooms on the ground floor complete with two en-suite bathrooms and a stylish family bathroom. The separate utility room can also be found on this floor

alongside a large and inviting entrance hall. The turned staircase ascends to the first floor and into the dining room with its bi-fold doors opening to the full width decked terrace at the rear. To one side, double doors lead to the comfortable living room with wood burning stove and ample space for sofas. Again, bi fold doors open to the decked terrace at the rear.

The kitchen is fitted with an extensive range of high gloss floor and wall cabinets and drawers topped with black granite worksurfaces. Appliances include a freestanding America style fridge freezer, a Rangemaster cooker and hob and an integrated dishwasher. The room also provides a day room/ breakfast area with bi fold doors opening to the decked terrace at the rear. The first floor is complete with a cloakroom and study/fifth bedroom.

The gardens and grounds extend to approximately 0.25 acres with a generous lawn and decked terrace to the rear, from which to enjoy the far reaching uninterrupted countryside views. To one side of the house are beautifully terraced and stone faced tiers descending. To the front is a large detached garage, ample driveway parking and fenced boundaries.

Kader Gwel, St Kew Highway PL30 3ED £875,000 guide



t: 01841 532555

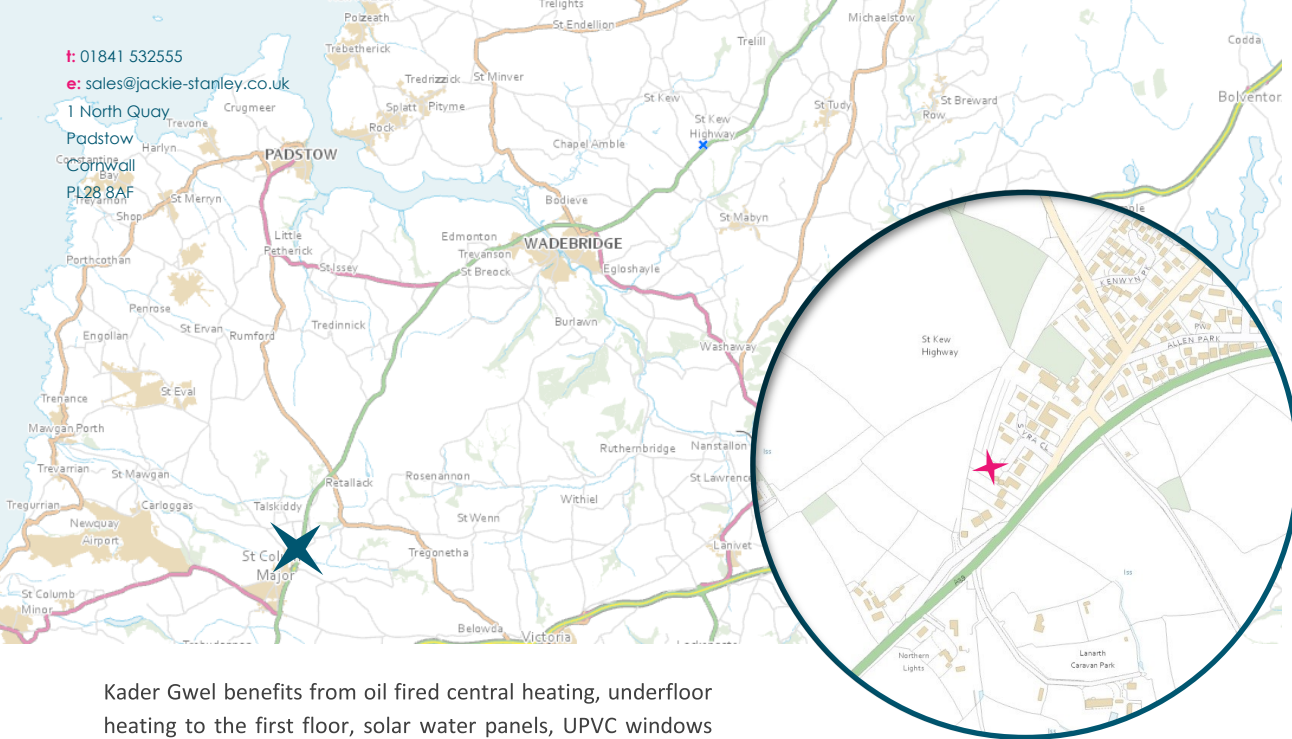
e: sales@jackie-stanley.co.uk

1 North Quay

Padstow

Cornwall

PL28 8AF

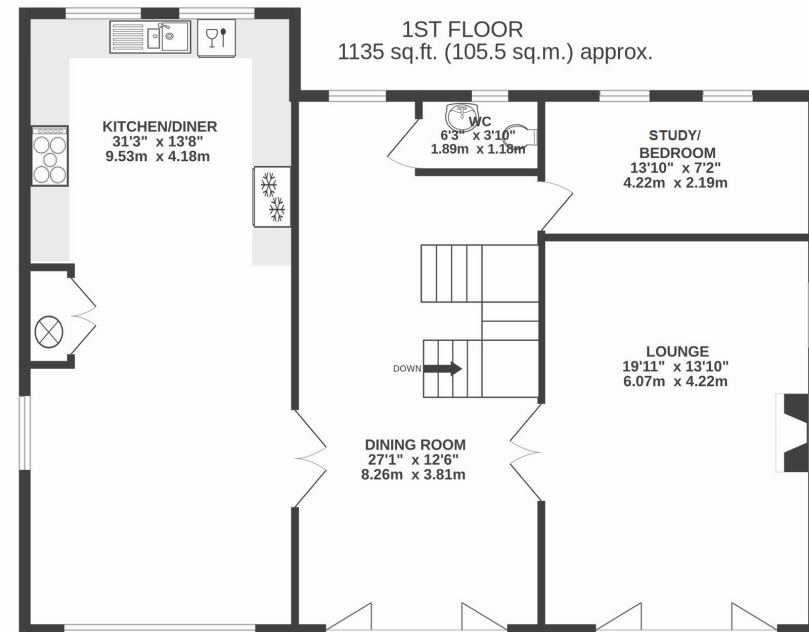
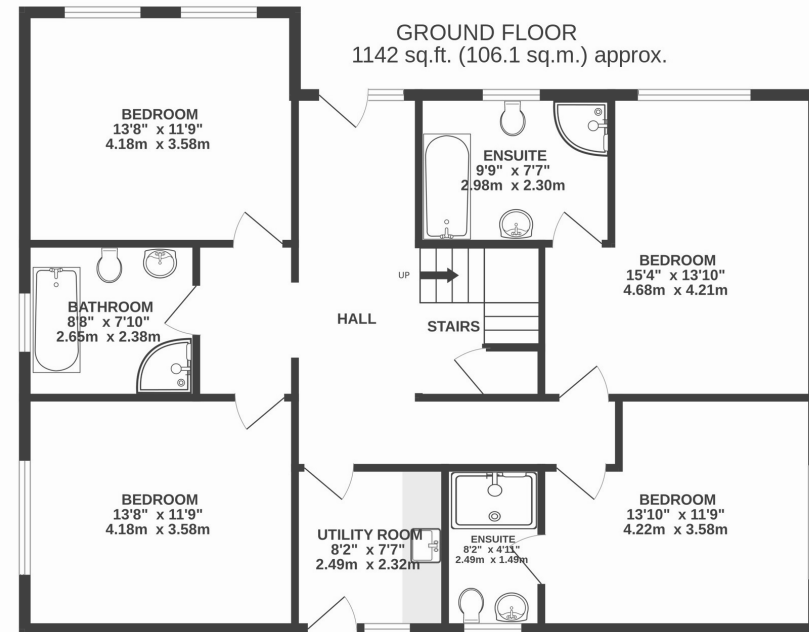


Kader Gwel benefits from oil fired central heating, underfloor heating to the first floor, solar water panels, UPVC windows and doors, fibre cement cladding and low maintenance facias, soffits and guttering. Services to the property include mains water, electricity and drainage with an oil fired central heating system. EPC rating C. Council tax band F. Ofcom suggest superfast broadband availability. Ofcom suggest 4G connectivity is available.

Kader Gwel is conveniently situated in the popular North Cornwall village of St Kew Highway. The village boasts an excellent amenities including a petrol station and general stores. The Red Lion Inn has a reputation for great food and a warm atmosphere while less than a mile away is the superb St Kew Golf Club with its nine hole, eighteen tee course and driving range. Within four miles is the town of Wadebridge, a thriving market town on the river Camel which offers a fine and comprehensive selection of 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 town is equal distance from the harbour town of Padstow with all its restaurants and quaint shops and the watersports haven of Rock.

Within two miles is St Kew Churchtown, an historic village and conservation area with a population of around a thousand and a 15th-century parish church. There is a well-regarded primary school and a popular village pub. St Kew highway is well situated for transport connections being under eight miles from the main A30, fifteen miles from the mainline railway station at Bodmin Parkway and seventeen miles from Newquay Airport.

To find Kader Gwel, from the roundabout on the A39 at Wadebridge, follow the A30 towards Camelford and Bude. After approximately 3.5 miles take the sliproad to the left signposted services and immediately opposite the services sign is a private lane. Follow the lane round and Kader Gwel can be found at the end on the right. The postcode for satellite navigation is PL30 3ED. What3words: breakfast.factory.crumb



TOTAL FLOOR AREA : 2277 sq.ft. (211.6 sq.m.) approx.

