



Jackie Stanley
ESTATE AGENTS



Sandylands
EGLOSHAYLE, WADEBRIDGE

- *Immense Contemporary Residence of Unique Architectural Design*
- *Over 6,600 Square Feet of Luxurious Accommodation*
- *Approximately 0.66 Acres of Gardens & Grounds*

- *12m Indoor Heated Swimming Pool*
- *Sunken Spiral Wine Cellar & Secret Room*
- *Five Double Bedrooms/Five Chic Designer Bathrooms*

- *Air Source Heating, MVHR, Solar PV, CCTV & EV Charger*
- *Located in an Idyllic Rural Position in Sought After North Cornwall*

Conceived and constructed in 2023, this immense contemporary dwelling has been completed to an exemplary and luxurious standard seamlessly blending innovation, comfort, and style. Sandylands stands at an impressive 6,635 square feet and with a unique architectural design, is arguably unrivalled in the region.





The extensive and impressive noteworthy features include a 12m indoor heated swimming pool, a coded secret room, a sunken spiral wine cellar which holds approximately 1,500 bottles, underfloor heating via air source heat pump, solar PV, MVHR, full CCTV and alarm system, EV charger, Nissan hut and hot tub.

With a commitment to sustainability and a focus on modern convenience and technology, Sandylands is the embodiment of palatial living.



The main features of the ground floor include the hugely impressive entrance hall with grand staircase and dedicated office for a flexible working lifestyle. The open-plan kitchen dining area, complete with a breakfast bar and double oven, exemplifies the fusion of style and functionality. A unique sunken living area sets the tone for socialising, with the aforementioned spiral wine cellar adding a touch of sophistication and individuality. Sandylands boasts a 12m x 8m indoor heated swimming pool with an array of glass doors and lighting moods. Additionally, the ground floor offers two stylish shower rooms, an ensuite double bedroom, utility room, plant room and a mysterious secret room with coded access – find it if you can!

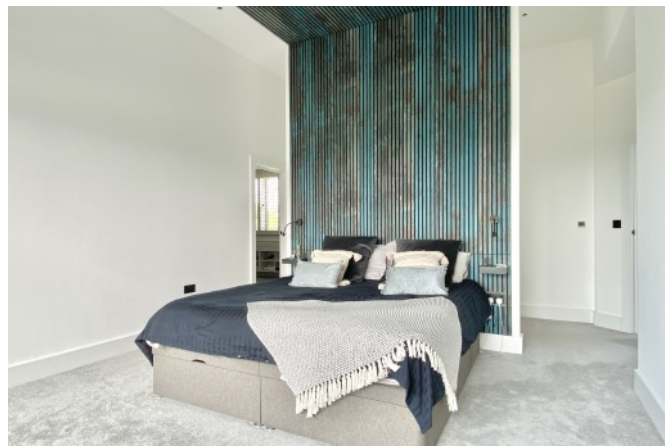


The first floor comprises five large double bedrooms, the master having a sumptuous en-suite bathroom, walk-in wardrobe and dressing room and private terrace. Each of the remaining three bedrooms have walk-in wardrobes and one with another private terrace. The first floor is complete with a designer family bathroom and living room/cinema room with access to a huge terrace and glorious far reaching inland views.



The gardens and grounds of Sandylands extend to approximately 0.66 acres and include a huge swathe of lawn bordered open farmland. There is a substantial entertainment terrace, hot tub, bar, fire pit, a private and gated driveway with parking for at least ten vehicles and carport with EV charger. Additionally, a detached Nissan hut sits to one side which can be utilised for a variety of uses. Services to Sandylands include mains water and electricity, an air source heating system, solar PV and a private drainage system. EPC rating A. Council tax band G.

Sandylands, Egloshayle
Wadebridge, PL27 6EL £2,500,000



With a sprawling 6,635 square feet of meticulously designed and executed accommodation, Sandylands represents an outstanding opportunity in the marketplace and one we at Jackie Stanley are delighted to present.





Sandylands is conveniently located approximately two miles from the thriving market town of Wadebridge in North Cornwall. Located on the river Camel just eight miles upstream from picturesque Padstow and less than six miles from sought after Rock, Wadebridge has a long rich history and has grown in significance and reputation over the years. The town provides a fine selection of independent shops, cafes and restaurants as well as an array of amenities including a sports centre, gyms, a cinema, primary and secondary school and an extensive selection of supermarkets.

Wadebridge also enjoys the famous Camel Trail, a popular and almost level cycle route which runs between Padstow and Bodmin, formerly the railway track. The nearest mainline station is Bodmin Parkway which is approximately 13 miles distant with the nearest airport at Newquay just 12 miles away.

