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Residential Lettings



Trenant Steading, St Minver
Wadebridge, PL27 6QX

Nestled within countryside yet half a mile from New Polzeath beach, is this charming, 3 double bedroom, detached family

• Large detached house • 3 double bedrooms • Parking and large garden •
Gardener inc in rent • Pets permitted • Close to beach • Avail now on a long
let • Tenant fees apply •

£1,200 per calendar month

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LIVING ROOM

A good sized living space with stone ornamental fireplace and built in cupboards set into alcoves either side. 2 windows over look the front garden and full sized UPVC concertina doors lead to a further reception - offering either 2 family sized rooms or one very large room.

2ND RECEPTION

Again - this room can stand alone via the concertina doors, or be opened up to provide one very large sociable room. Stairs to first floor. Dual aspect. Radiator.

STUDY

A 3rd reception room which would make an ideal study/ playroom/craft room. Doors either end leading to 2 conservatories. Radiator

KITCHEN/DINING ROOM

A very large and recently refurbished kitchen boasting a good range of wall and base units along with a built in oven, hob and extractor. Plenty of space for a large farmhouse kitchen suite if required. Dual aspect. Doors to the utility and living room.

UTILITY

A generous space for white goods. Small cupboard and work top over. Doors to both the rear courtyard and shower room.

SHOWER WET ROOM

Ground floor wet room with w.c, shower, large full size glass screen. Heated towel rail. Door to rear garden

CONSERVATORY

On the front of the property and leading into the study, this room overlooks the garden.

LEAN TO CONSERVATORY

Older style conservatory providing useful space leading into the rear side of the study.

BEDROOM 1

Large double bedroom. Dual aspect. Built in wardrobes. Radiator

BEDROOM 2

Double bedroom with built in wardrobe. Double aspect. Radiator

BEDROOM 3

Double room with one side complete with fitted wardrobes and drawers. Window, Radiator.

SHOWER ROOM & SEP W.C

F/F Large shower enclosure with sink and a separate w.c. Window in each room

OUTSIDE

Landscaped gardens, maintained by a gardener with large lawn, mature bushes and shrubs and a biome style greenhouse. Parking for 4 vehicles.

SERVICES

Mains electricity
Metered water supply
OFCH
Private drainage
EPC Band F
Council Tax Band F

VIEW ON THE APPROACH TO NEW POLZEATH

A short walk will take you to this lovely view in the centre of New Polzeath.

SITUATION

Located amongst rolling countryside in a secluded position however New Polzeath beach is only (approx) half a mile away. Wadebridge town with its popular Camel Trail and bustling town centre is approximately 7 miles away. Wadebridge offers various schools, shopping, cinema, cycling and medical facilities - all that you would expect from a vibrant town.

DIRECTIONS

From our office take the A39 along Tregolls Road and turn left at the traffic lights onto Newquay Road A39. At Carland Cross roundabout take the 2nd exit onto the A30. Take the A39/ B3279 slip road to Wadebridge/Newquay/Indian Queens/



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