



ROHRS & ROWE

Hustyn Gate
Burlawn
Wadebridge
PL27 7LG

- Picturesque former farmhouse
- Wonderfully private location
- 5 bedrooms
- Large sitting room & formal dining room
- 23' L-shaped kitchen/breakfast room
- Recently refurbished two-bedroom detached annexe
- Double garage and workshop
- Circa 2.3 acres of landscaped gardens and grounds with several outdoor entertaining terraces
- Formal Italianate garden with summerhouse
- Peaceful setting accessed via a private driveway
- EPC E
- Council Tax Band D



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PROPERTY

A picturesque and elegantly presented five-bedroom country residence, set within approximately 2.3 acres of beautifully landscaped gardens and grounds, with a recently refurbished two-bedroom detached annexe.

Privately positioned near Wadebridge and the North Cornwall coast, it combines a wonderfully peaceful rural setting with excellent accessibility to the A30.

Approached along a long driveway, the substantial former farmhouse blends traditional character with tasteful modernisation. A welcoming entrance hall with flagstone flooring and an inglenook fireplace leads to generous reception rooms, including a spacious sitting room, formal dining room and characterful snug. The impressive 23-foot kitchen/breakfast room forms the heart of the home, featuring a five-door AGA, bespoke cabinetry, beamed ceiling and French doors opening onto the gardens. Upstairs are five bedrooms, including a principal suite with dressing area and en suite, together with a family bathroom and separate shower room. The detached Stables annexe provides two bedrooms and spacious open-plan living accommodation, offering excellent potential for guests, multi-generational living or holiday letting.

Outside, the beautifully maintained grounds include sweeping lawns, mature planting, terraces, an Italianate garden and summerhouse. Extensive parking and a double garage with adjoining workshop complete this exceptional country property. It creates an ideal social venue.









LOCATION

Despite its wonderfully secluded and peaceful rural setting, Hustyn Gate enjoys excellent connectivity, making it a rare combination of countryside tranquillity and convenient access. The vibrant and historic market town of Wadebridge is situated just over three miles away and offers a comprehensive range of everyday amenities. These include an array of independent shops, cafes, and restaurants, as well as supermarkets, highly regarded schools, and healthcare services. The town also provides access to the renowned Camel Trail-a scenic cycling and walking route that follows a disused railway line along the Camel Estuary, offering a beautiful way to explore the local landscape. Hustyn Gate is also ideally positioned for reaching some of Cornwall's most sought-after coastal destinations. The popular waterside village of Rock, the surfing haven of Polzeath, the sheltered shores of Daymer Bay, and the iconic harbour town of Padstow are all within easy driving distance.

DISTANCES

- Wadebridge: 3.2 Miles - Rock - 9.4 Miles - Polzeath: 10.9 Miles - Bodmin Parkway (mainline to London): 14.5 Miles - Newquay Airport: 12.3 Miles





Hustyn Gate, St. Breock, Wadebridge, PL27

Approximate Area = 3219 sq ft / 299 sq m

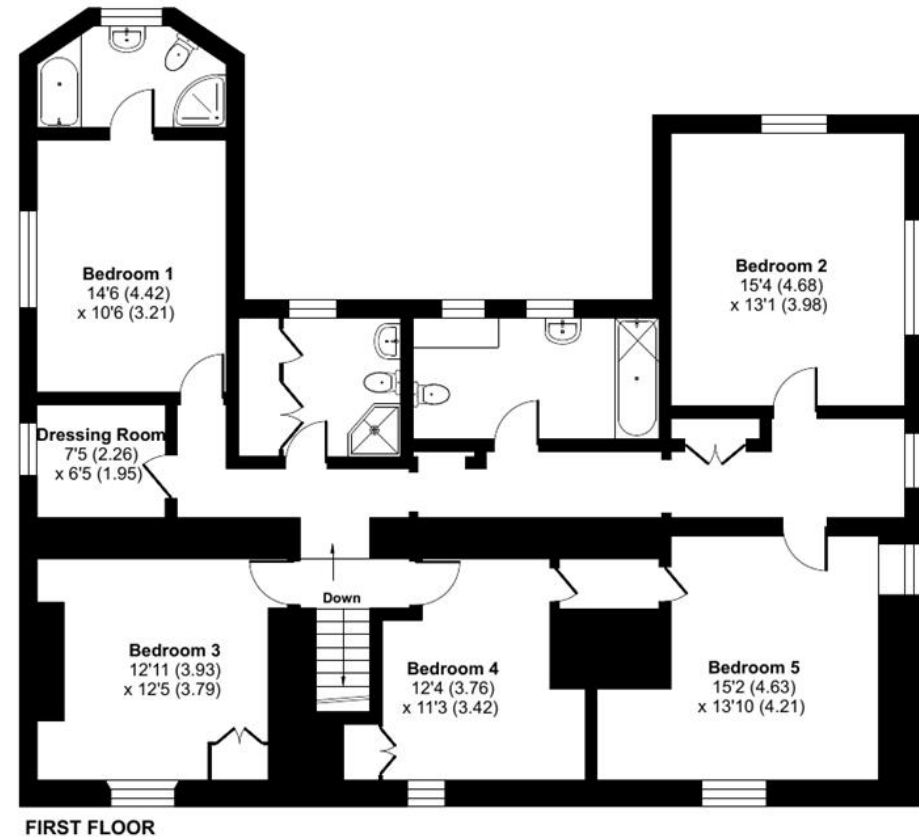
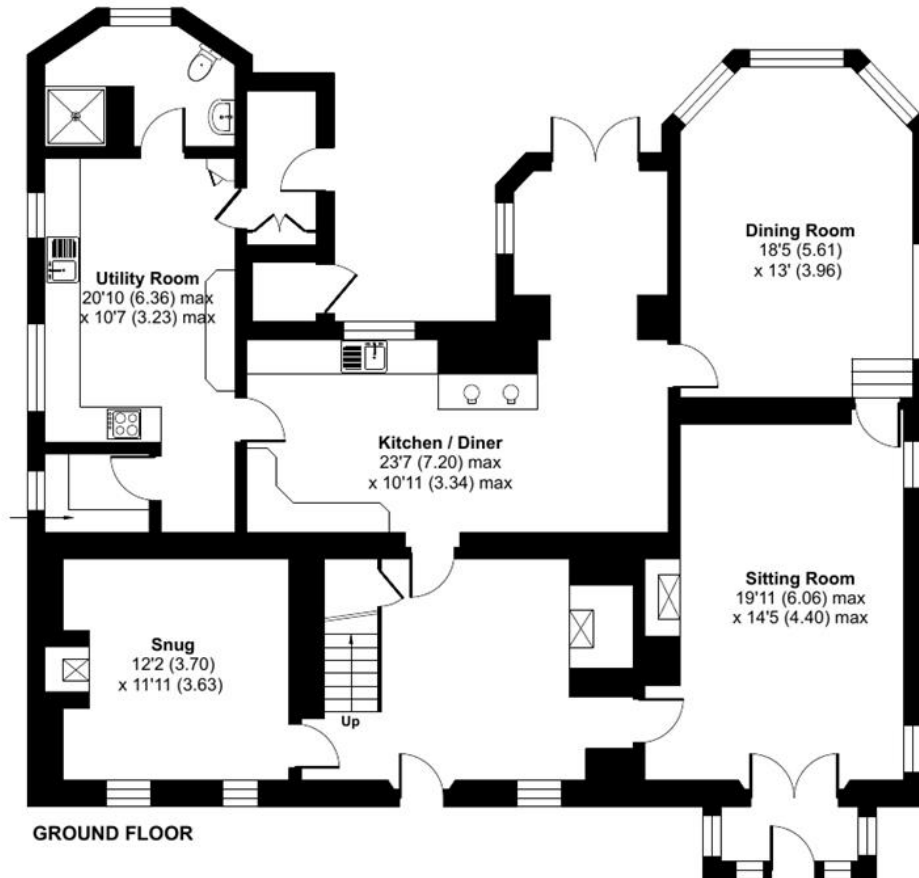
Annexe = 734 sq ft / 68.1 sq m

Garage = 682 sq ft / 63.3 sq m

Outbuilding = 486 sq ft / 45.1 sq m

Total = 5121 sq ft / 475.5 sq m

For identification only - Not to scale





Services: Mains electricity. Private borehole for water. Oil fired central heating. Private drainage.

Directions: What3words: ///admires.swooned.welfare

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