

WETHERHAM LODGE

ST TUDY



JB ESTATES

EST 1971

Wetherham Lodge,

Wetherham Lane, St Tudy PL30 3NJ

Situated in an idyllic and secluded valley on the edge of St Tudy, this immaculate and spacious 5-bedroom house occupies a tranquil and leafy position off Wetherham Lane. Sympathetically renovated and cleverly extended with high ceilings and light filled rooms, Wetherham Lodge sits in delightful grounds of circa 4-acres with landscaped formal lawns giving way to natural areas with a woodland, pond, and stream. This immensely stylish and comfortable family home offers a rare opportunity to acquire an immaculate rural property within easy reach of all that North Cornwall has to offer.

- Five bedrooms, four bathrooms (2 en-suite).
- Open plan kitchen with separate boot room and utility leads into a sunny south facing conservatory with pretty views across the garden and woodlands.
- Four elegant reception rooms provide an abundance of space for multigeneration living.
- Unspoilt woodland and gardens with a stream in all about 4-acres.
- Approximate gross internal floor area 2,873 sq. ft (266.9 sq. m)
- Council Tax Band C.

Approximate distances: Wadebridge 6.8 miles, Rock 11 miles, Polzeath 12.3 miles, Port Isaac 6.6 miles, Bodmin Parkway Station 11.7 miles, Newquay International Airport 19 miles, Truro 31.7 miles

Viewings by appointment only

Guide Price £1,475,000

FREEHOLD.





ST. TUDY



THE PROPERTY:

Wetherham Lodge is a fine detached period stone house that has been sympathetically renovated to provide the perfect blend of modern and character features. Set in a peaceful position off Wetherham Lane, the lodge enjoys an excellent degree of privacy overlooking circa 4 acres of picturesque gardens, mature woodland, streams, pond, and multiple private seating area within the woodlands. Situated on the edge of St Tudy village within walking distance of the village amenities, Wetherham Lodge has been meticulously maintained and the recent extension has been completed to a very high standard, adding an elegant dining room and a garden room both with pleasant views overlooking the pretty gardens.

ACCOMMODATION:

Ground Floor: Covered porch into Boot room | Sitting Room | Utility | Light filled Dining room / Conservatory with French doors to garden | Kitchen / breakfast room with electric Aga and door to garden | Garden room with French doors to garden | Snug / TV Room | Family Bathroom.

First Floor: Galleried landing | Principal Bedroom with vaulted ceiling and en suite shower room | Study | Two double bedrooms with bay windows | Family Bathroom | Storage cupboard.

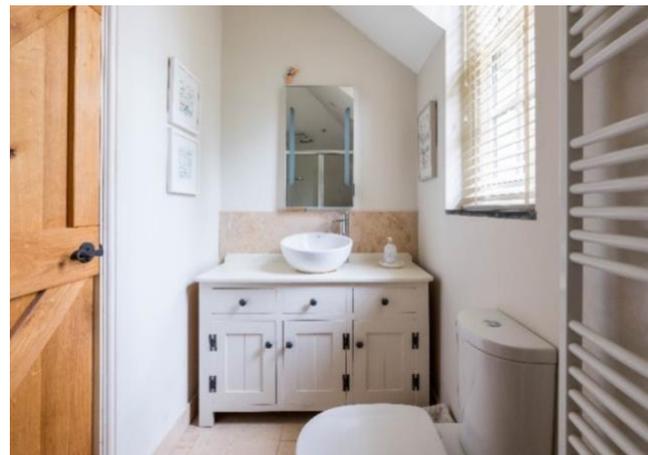
Second Floor: Two further double bedrooms | Jack & Jill Bathroom

SERVICES:

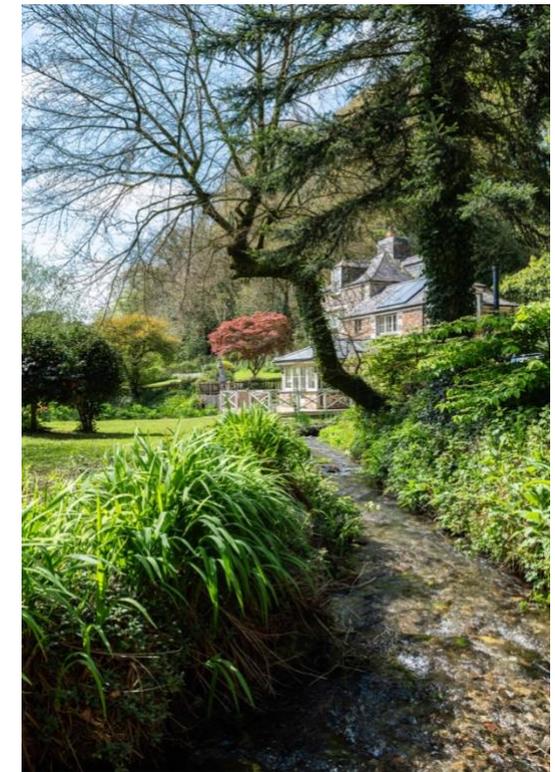
Mains electricity. Private water and drainage.
Air Source central heating and electric AGA. Fibre broadband.

LOCATION:

St. Tudy is a sought-after and unspoilt North Cornwall village, nestling between Bodmin Moor and the coast, with a distinguished history and 'Conservation Area' status. The parish covers approximately 3,200 acres of undulating farmland and woodland, with the village centred around a beautiful Grade I Listed church at its heart, a community run shop, traditional cottages and of course the highly acclaimed St. Tudy Inn. Located just over 6 miles to the market town of Wadebridge and 10 miles to Polzeath, St Tudy is within easy reach of the very best that Cornwall has to offer.







OUTSIDE: Accessed via a long private lane, Wetherham Lodge enjoys a peaceful and delightful setting with only one neighbouring property beyond it. There is a large, gravelled parking area on the eastern side with parking for several cars along with timber garaging and storage. The gardens and grounds surrounding the property extend to about 4-acres and are a key feature that can be admired both from within as well as from the south facing raised deck and the sunny gravelled patio area reached by French doors from the kitchen and garden room. Swathes of beautiful lawns set closest to the house are planted with a variety of mature flowering shrubs and specimen trees, intersected by a pretty stream and pond. The gardens include a bluebell woodland, multiple private seating areas, a pergola, Victorian style greenhouse and bee hives. Bordered by rolling Cornish countryside and grazing meadows, Wetherham Lodge offers a rural idyll in an incredibly serene and picturesque setting.





Denotes restricted head height

Wetherham Lodge, St. Tudy, Bodmin, PL30 3NJ

Approximate Area = 2801 sq ft / 260.2 sq m

Limited Use Area(s) = 72 sq ft / 6.6 sq m

Total = 2873 sq ft / 266.9 sq m

Floorplan for illustrative purposes only. Not to scale

