



# Hustyns, St. Breock, Wadebridge

**Guide Price £375,000** Leasehold

Situated in an elevated position and offering outstanding countryside views is this spacious, three double bedroom, semi detached home on the Hustyns Estate. Available for fully residential occupancy.

Open Plan Living | Private Garden | Stunning views of the surrounding countryside | 3 Double Bedrooms | En-suite master bedroom with balcony | Sauna |

**01208 220800**

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## Stunning Views

Situated in an elevated position and offering outstanding countryside views is this spacious, three double bedroom, semi detached home on the Hustyns Estate. Available for fully residential occupancy, this superbly presented home comprises a spacious open plan living area, three double bedrooms (two en-suite), utility room, private rear garden, and private front terrace. The location of this property makes it ideal either for full residential occupancy or for holiday letting.

Upon entering the property you are greeted by a reception hall with doors leading to the utility room and open plan living area. The living space is expansive, offering areas for relaxing dining and a kitchen area for cooking. The cleverly designed kitchen offers a range of units built in appliances and plenty of worktop space, including a social breakfast bar. The living area benefits from a fireplace focal point with double sliding doors leading out to the front terrace and its stunning views. The dining area is plentiful with space for a large dining table and chairs. From here an internal hall leads to the ground floor bedrooms and bathroom.

The family bathroom is generous in proportions and offers a bath, WC and hand basin all finished to a high standard. Bedroom two is a spacious double bedroom with window to the front enjoying country views, a built-in wardrobe and an impressively equipped en-suite shower room. Bedroom three is a spacious double bedroom currently arranged as a twin room, also offering a built-in wardrobe. The top floor is dedicated to the impressive master suite. The capacious bedroom offers not one but two walk in wardrobes and boasts an impressive en-suite, comprising a shower, bath, WC, twin hand basins, and even a sauna. Not only this but the master bedroom also offers a private balcony enjoying the most elevated and far-reaching views over the surrounding countryside.

Outside the property has a small rear patio area ideal for barbecuing, with steps leading up to a lawned area with Cornish stone borders. To the front of the property there is a generous paved terrace offering super countryside views. Ideal for alfresco dining and taking in your stunning surroundings.

Tenure: Leasehold

Garden details: Private Garden

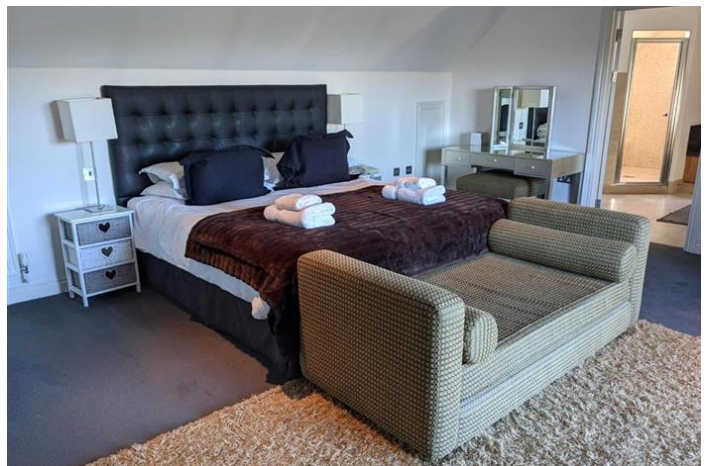
Electricity supply: Mains

Heating: Gas Mains, Electric, LPG

Water supply: Mains

Sewerage: Septic Tank

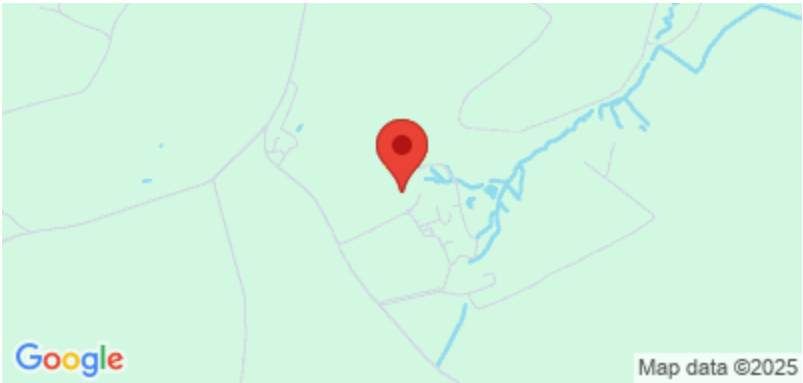
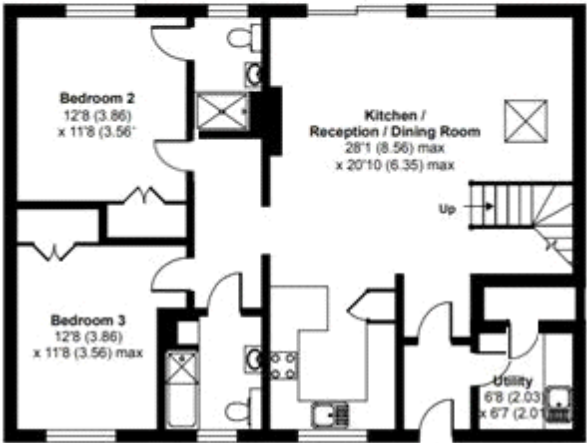
Broadband: Cable







FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst great care has been taken to be as accurate as is realistic, these details, photographs and floor plans are for guidance only and all measurements are approximate. All information has been received in good faith and we cannot be held responsible for the content of these particulars. None of the services, fittings or appliances at the property have been tested, we give no representations as to their fitness for purpose or otherwise. We assume that the property has all necessary permissions, consents and is fully compliant with statutory regulations. Purchasers must satisfy themselves by inspection, searches, enquiries, surveys and professional advice that the property is as described and suitable for their purposes. No agency employees have any authority to make or give any representations or warranty in relation to the property, and no liability is taken for any error, omission or misstatement. These details cannot be incorporated in any offer or contract and are for reference only.