



**Trehytte
St. Breock,
Wadebridge
PL27 7JX**

5 Bedrooms
3 Reception Rooms
2.5 Acres, 320 Sq. Metres

**Guide Price
£3,000,000**

Grand Designs in an Eden-like garden! Truly a once in a lifetime opportunity to purchase a modern, net zero home in North Cornwall amongst the prettiest 2.5 acres of gardens. Currently under construction.

Planning permission has been granted for a three storey, five-bedroom home of approximately 320sq.m. Groundwork has begun and construction is scheduled for 2025.

Properties that are granted planning permission under 'paragraph 80' very rarely come to the market. Most are built and feature on "Grand Designs", such are the unique and well thought out designs and stunning locations.

Paragraph 80's definition from the national planning policy framework explains why these are such sought after and unique developments: Planning policies and decisions should avoid the development of isolated homes in the countryside unless the design is of exceptional quality, in that it: is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

That the architects have accomplished the design of a property which enhances this plot is outstanding. The gardens are a "mini-Eden". Bordered by a stream and with inter-connecting ponds, the grounds feature a myriad of native plants and fauna as well as many imported plants that have thrived in the sheltered location. Wildlife is abundant with birds and butterflies flitting amongst the plants, squirrels in the trees, hedgehogs in the garden and evidence of otters in the stream. This quasi-tropical garden is also entirely private with little indication from the passing lane that it exists beyond the hedgerows and with no near neighbours overlooking it. Yet for its privacy the home is less than a mile from the town centre of Wadebridge.

A newly installed drive leads through the gardens up to a parking area near the house.

To the ground floor there will be a large open plan kitchen and dining room with full height windows overlooking the garden. Glazed doors lead to a triple aspect living room which in turn leads to a covered terrace for entertaining. To the opposite side of the house a glazed link corridor leads to the master bedroom with walk in wardrobe and en-suite. Access to the gardens is also gained through the link.

Heading upstairs there are three double bedrooms, two of which have en-suite shower rooms. At the end of the hall is intended to be a gallery which looks out over the grounds.

On the second floor there is a fifth en-suite bedroom, a cloakroom and a plant room. A door leads out to a covered balcony offering sensational treetop views over the garden.

There is a separate office whose dimensions mirror the link division marrying it to the house yet keeping it separate from the living area.

The intention is for the gardens to the front of the house to be terraced with meandering walkways and steps leading back up to the second-floor level. To the rear, pathways and boardwalks will be elevated over the lawned gardens creating interest and connecting the house to the gardens.

This is to be a net zero carbon property. Through considering the materials used in the construction the ambition is to create a home offering superb insulating levels reducing the need for mechanical heating and cooling. Solar panels have been incorporated into the design, private water from a borehole and private drainage to a treatment plant. Heating could be a combination of electric from the solar or mains electricity and with the addition of battery storage or a ground or air source heat pump could allow this house to be 'off the grid'.









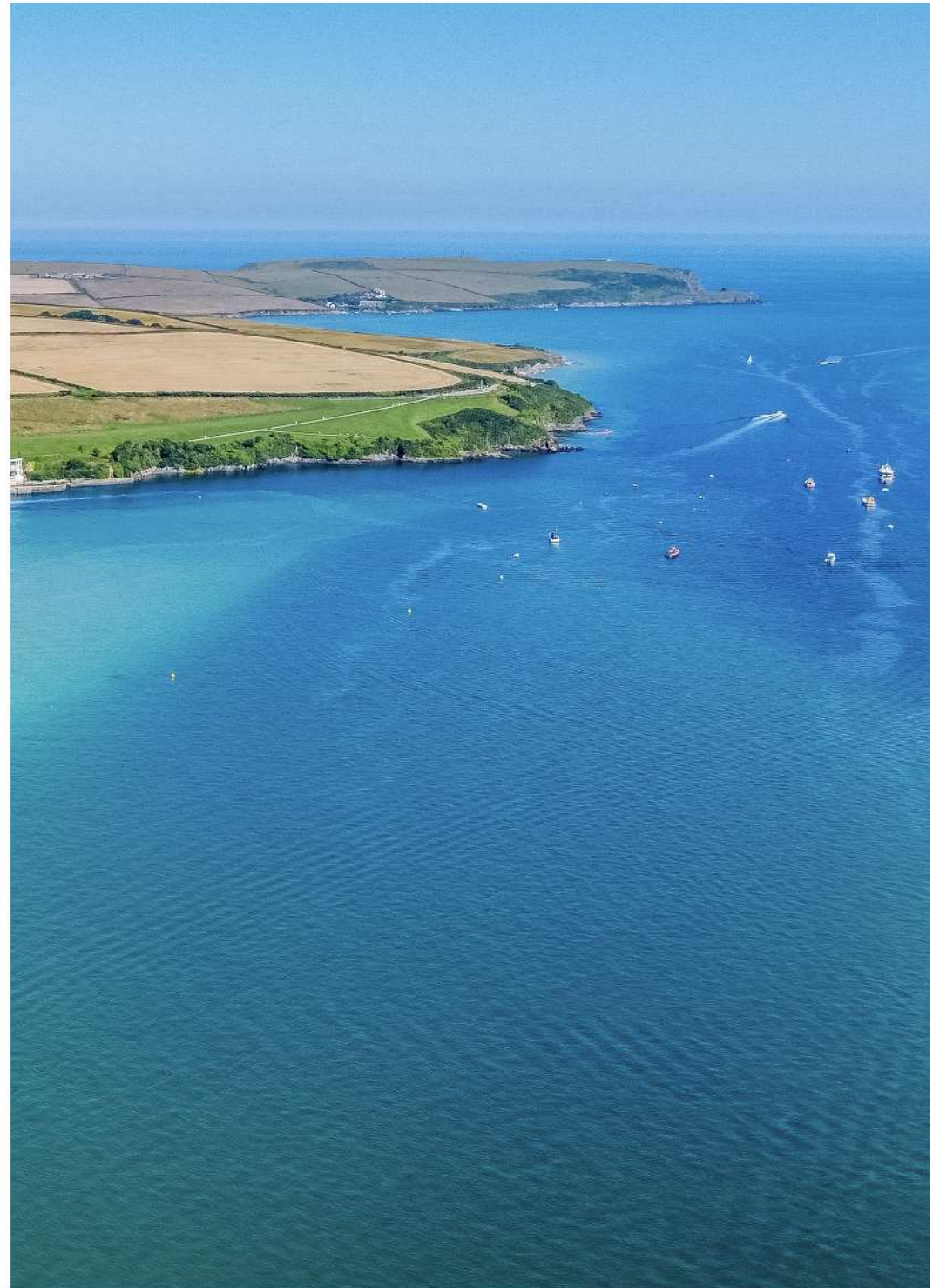
Surrounding Area

Although being in the heart of some of North Cornwall's finest countryside, the plot is within a mile of the centre of the popular town of Wadebridge which has an excellent shopping area, restaurants, cinema, library, medical centre and schooling. The north Cornish coastline, with its beautiful sandy beaches and breath-taking views, is within seven miles at Rock, 8 miles at Polzeath.

This part of North Cornwall is amongst the most desirable and sought-after in the county. Not least because of the great natural beauty of the countryside and coastline. The opportunities for outdoor pursuits in the area seem endless, with a fine golf course at Trevoise and St. Kew, sailing on the Camel (pictured), windsurfing or water skiing in the estuary and surfing & swimming from the various sandy beaches, coves and bays; the area is known as having "seven bays for seven days".

The area also has excellent walking and cycling including the Camel Trail, which runs along the route of the old railway line between Bodmin and Padstow, and the Saints Way which crosses mid-Cornwall coast to coast from Padstow to Fowey. Passing through valleys, woodlands, pastures, moors and villages, it was once used by pilgrims en route from Ireland and Wales to mainland Europe, avoiding the long and dangerous sea passage around Lands End.

Padstow, which is around 9 miles away by car, has a bustling harbour and an excellent range of shops and pubs etc. The town is famed for its quaint streets, cute cottages and restaurants including Rick Stein's seafood restaurants. Newquay airport is around seven miles away and offers scheduled flights to several airports in the UK and Europe.





Additional Information

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