



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

20 Hustyns

St Breock Downs

PL27 7LG



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £380,000**



Changing Lifestyles

01208 814055

# Lodge 20 Hustyns, St Breock Downs, PL27 7LG



Nestled in the peaceful and serene Hustyns development, this modern semi-detached property exudes luxury and sophistication.

- Impressive Semi Detached Modern Home
- Family Bathroom & Master En-Suite
- Stunning Location
- Spacious Open Plan Living/ Diner
- Practical Utility Room
- Private Garden and Decking
- Balcony from Master Bedroom
- Short Drive from Wadebridge
- EPC - TBC



Nestled in the peaceful and serene Hustyns development, this modern semi-detached property exudes luxury and sophistication. Boasting an impressive array of amenities such as a hot tub and sauna, this home offers the perfect blend of relaxation and indulgence.

Upon entering the property, guests are greeted by a beautifully presented entrance hall, which leads to a spacious utility room on the right. A capacious open plan living and dining room is located just beyond the doorway, flooded with natural light thanks to its large windows and double doors. The kitchen is located just around the corner, seamlessly continuing the open plan theme and providing ample space for socializing with loved ones. The ground floor also features two large bedrooms, one with an en-suite and both with ample storage, as well as a contemporary family bathroom.



Heading upstairs, visitors are greeted by a small office area complete with a desk, providing a private space for work. Further along, the grand master bedroom awaits, complete with double doors leading to a private balcony, a walk-in wardrobe, and an en-suite bathroom that includes a separate shower, jacuzzi bath, and sauna. This breathtaking master bedroom is truly a sight to behold.

This property also boasts a variety of private outdoor spaces and a well-maintained decking area, including a private hot tub. A viewing is highly recommended to fully appreciate the unique qualities of this one-of-a-kind property.

# Changing Lifestyles

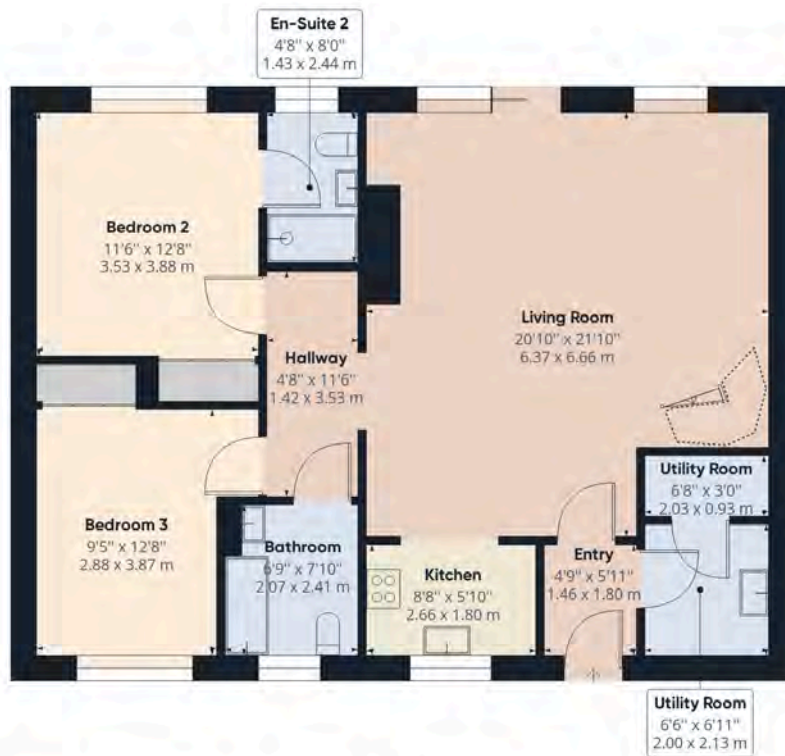
Wadebridge town is only a short drive away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really does have everything you need. Wadebridge is the perfect place from which to explore the North Cornish countryside as well as being the gateway to the beautiful scenery and stunning beaches of Rock and Polzeath, both of which have excellent golfing facilities. The famous Camel Trail, a walk and cycle path that has replaced the old railway tracks from Bodmin to Padstow, runs through the town. You'll find attractive scenery and plenty of wildlife to be enjoyed along this riverside trail, a very pleasant, traffic free way to walk or cycle to Padstow and the coast, or inland through wooded valleys to Bodmin and the moor.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



Floor 1

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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