

# COPPER BEECH DRIVE



St Issey, PL27 7GL  
£685,000



46-48 Fore Street, Bodmin,  
PL31 2HL  
01208 74182

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728



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Nestled in the beautiful Cornish village of St. Issey, The Oaks is a bespoke carbon neutral development, which offers a unique blend of coastal charm and countryside tranquillity. Located between the picturesque fishing harbour of Padstow and the thriving town of Wadebridge, this idyllic setting places you at the heart of Cornwall's stunning landscapes and vibrant local culture. Enjoy the best of both worlds with easy access to sandy beaches, quaint shops, and serene rural views, all just minutes away from your doorstep.

As you step into the property, you're greeted by an expansive and modern open-plan kitchen and living area, thoughtfully designed for both functionality and style. This spacious, airy layout creates an inviting atmosphere, perfect for family gatherings and entertaining friends. The lounge also features a charming log burner, adding both character and warmth to the space. Perfect for those cooler evenings, the fire creates a cozy, inviting atmosphere, making it the ideal spot to relax and unwind. For added convenience, a downstairs WC is located just off the main living area, enhancing the home's thoughtful design. With high-quality finishes and a seamless flow, this space truly is the heart of the home, blending comfort and modern elegance for everyday living.

The first floor offers three generously sized bedrooms, each designed with comfort and style in mind. The master bedroom benefits from an ensuite, which extends across the full width of the property. Providing an added touch of luxury, while a well-appointed family bathroom serves the remaining bedrooms. This thoughtful layout ensures privacy and convenience for everyone in the home, creating a harmonious living experience.

The second floor features a generous attic room, offering use as a spacious studio or fourth bedroom, offering endless possibilities to suit your needs. Whether used as a private retreat, home office, or guest suite, this flexible space provides additional living area with plenty of room to create the perfect environment for work or relaxation.

**Outside:** This property benefits from a private driveway, providing convenient off-road parking for multiple vehicles. A charming covered seating area to the front offers a sheltered space to enjoy the outdoors, whatever the weather. The rear garden is beautifully designed, offering a peaceful retreat with ample room for relaxation, gardening, or family activities. Additionally, a covered outside building which adds even more versatility, perfect for storage, hanging up wetsuits, or as a garden shed with water and electric. Whether you're enjoying quiet moments or entertaining guests, this property offers a seamless blend of indoor and outdoor living.

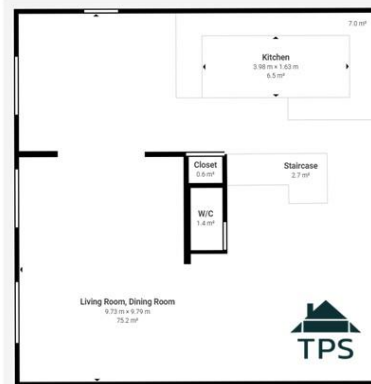
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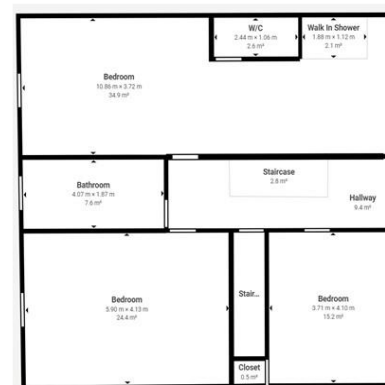
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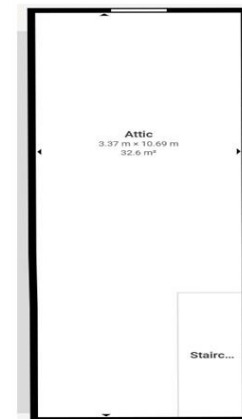
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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## KEY FEATURES:

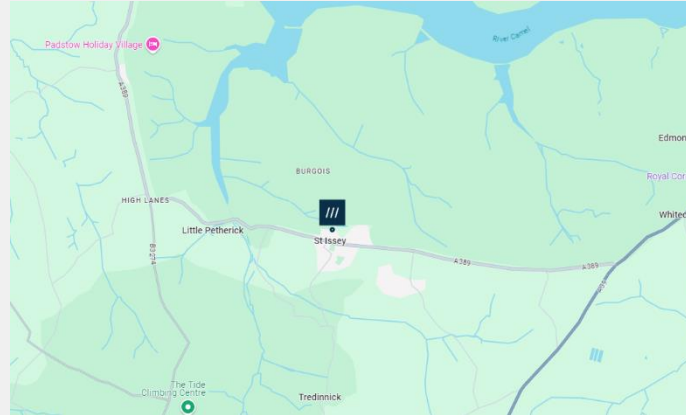
- Bespoke Carbon Neutral Development
- Four Spacious Bedrooms
- Ensuite
- Family Bathroom
- Open Plan Living/ Kitchen Area
- Large Attic room with potential for conversion into fourth bedroom with en-suite or is useful office/study space.
- Rear Garden Area, perfect for a hot tub
- Covered patioed seating area
- Outbuilding storage
- Driveway Parking

Local Authority: Cornwall Council

Council Band: D

Tenure: Freehold

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What3words: /// approvals.bets.prickly

## SERVICES:

Heating – Ground source heat pump system that supplies all heating and hot water requirements. Each has their own battery backed 4KW photovoltaic electrical supply

Water –Dedicated water treatment works which delivers pure borehole water.

Sewerage – Private

## SCHOOLS:

St Issey Primary School

Padstow Primary School

Wadebridge Secondary School

## TRANSPORT LINKS:

- Nearby bus stops at hand
- Ferry to Rock
- A short drive to the A30

Score	Energy rating	Current	Potential
92+	A	94 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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