

THE MODERN HOUSE



Wadebridge, Cornwall
Sold

West Park

With far-reaching views across the surrounding countryside and the tidal River Camel, this three-bedroom eco-home occupies an elevated position at the edge of the Cornish town of Wadebridge. Constructed in 2014 using Cornish timber and designed by the current architect owners, the internal space of over 1,720 sq ft extends across four split storeys in two distinct halves, with primary living areas orientated towards the south-westerly aspect to maximise light. A large workshop is positioned in the private rear garden, with a generous provision of off-street private parking in the front driveway. The popular Cornish towns of Padstow, Port Isaac and Newquay are easily reached in less than 30 minutes by car or bus.

The Tour

Ideally located on a no-through road, the house is approached via a quiet, mixed residential street. The primary entrance is accessed via a private driveway and tiered front garden.

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The house is defined by its glass-fronted entrance, made out of a double-height wall of timber-framed triple-glazed windows, creating a dramatic façade. This area is both a wonderful introduction to the house and the perfect position to enjoy a morning coffee, with an exceptional quality of natural light flooding in throughout the day. This space also provides solar gain throughout the year, minimising the need for space heating throughout the house.

Beyond this, at ground level, is a large open-plan space. This room is incredibly flexible. Currently set out as an office and art studio, it has superfast broadband meaning it is excellent for homeworking. A useful storage area is tucked away at one end.

An open-tread timber staircase ascends to the kitchen, dining and living areas, which have a natural flow across the first floor, orientated towards the wall of glass which frames the verdant backdrop. The dining area is currently positioned at one end of the room, adjacent to a bespoke kitchen where a Belfast sink and range are built into custom-made worktops. Exposed timber beams and metal & wooden trusses house the heat recovery ducts overhead, and a refurbished Danish maple gymnasium floor adds a playful touch here and in the downstairs studio where it is fully sprung.

A more intimate snug at the opposite end of the main living space leads into a utility area with triple-glazed glass doors that open onto the back gardens.

The upper-level houses the family bathroom and a beautifully proportioned main bedroom with plenty of built-in storage. A snug mezzanine has been built into the eaves above and, with its playful round window overlooking the mixed natural roof, is an inviting space for reading or could even be enclosed as an additional sleeping space. There are two further bedrooms on the ground floor, both generously sized doubles with direct access to the garden.

Energy efficiency is critical to the design of the house, which is classified by Passivhaus standards and reflected in the energy performance rating of B. Triple glazing, solar gain, and environmentally friendly insulation made out of recycled newspaper contribute to exceptionally low heating bills. Eight 2.5 kW solar panels and a 5 kWh battery provide electricity supply and storage when the weather is more inclement. A mechanical whole house ventilation and heat recovery system ensures fresh air is filtered throughout the house while maintaining low internal humidity levels. The 'living' roof comprises a multi-layer drainage system topped with bio-diverse materials to allow natural wildflowers to flourish.

A workshop at the back of the garden has excellent scope for further overflow accommodation, creative workspace or storage.

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Outdoor Space

The house is surrounded by sloping gardens, that have been designed to attract the local wildlife. Numerous terraces are accessible directly from the house, providing quiet spaces to eat and drink outside and enjoy the views.

The Area

Well-renowned as a community-driven Cornish town, the centre of Wadebridge has a broad selection of independent shops, cafes, a cinema, a library, a sports centre and generous green open spaces, play-parks and a skate park, all of which can be easily reached on foot in under ten minutes.

The area is also well-served by primary and secondary schools within walking distance, all with 'Good' OFSTED ratings. A broad network of walking and cycling routes, including the Camel Trail cycle link to Padstow and Bodmin, can also be accessed directly from the house.

Communications to Cornwall have vastly improved over recent years, with the A30 dual carriageway just north of Truro giving fast access to the M5 motorway at Exeter. Direct trains from Truro to London Paddington run in just over four hours. Cornwall Airport (Newquay) also provides regular shuttle flights to London Gatwick, Stansted and many other seasonal European destinations.

Council Tax Band: D

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.