

# Broadmeadows Place

Region: Cornwall Sleeps: 6

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## Overview

Broadmeadows Place is a stylish, modern, terraced holiday home that offers pristine, light filled spaces and glorious coastal views just outside of Wadebridge. It is a wonderful spot within easy reach of north Cornwall's fabulous sandy beaches, the famous fish restaurants of Padstow, superb golf courses and many other attractions. With three delightful bedrooms, three bathrooms and two living spaces, Broadmeadows Place is perfect for a family holiday or one with friends.

The ancient town of Wadebridge was first recorded in 1313. It was originally a market town but later became a foundry town, being actually known as Wadebridge from when its bridge across the River Camel was built in 1460. Wadebridge is very pretty and offers an excellent array of shops, cafes and restaurants. It is an excellent base for exploring the surrounding hills and moors and the Camel Trail, a wonderful walking and cycling track following the old railway route from Bodmin to Padstow. Close by are the popular villages of Rock and St Enodoc, the last resting place of the former poet laureate Sir John Bedjeman. In June every year, Wadebridge is the site of the magnificent Royal Cornwall Show, one of the largest agricultural shows held in the country. The fabulous fishing port of Padstow is a tourist mecca with excellent amenities and a passenger ferry across the river to Rock and the beach at Daymer Bay. Harlyn and Constantine Bays are wonderful and the surfing paradise of Polzeath is within easy reach. The area is a golfing haven with the renowned courses of Trevoze, Point at Polzeath and St Enodoc all within twenty minutes so don't forget your clubs!

Broadmeadows Place offers an incredible amount of space and very tasteful interiors. It also comes with a small garden and patio for alfresco dining. Its contemporary walls of glass offer expansive estuary views from many of the rooms as well as drowning these delightful spaces in natural light. The design of Broadmeadows Place very much makes the most of the Camel Estuary views at every opportunity. The ground floor living space offers a sumptuous corner sofa, striking deer artwork, lovely red colour splashes against the otherwise natural colour palette, a smart dining area and an excellent modern kitchen. With sleek clean lines and a cool vibe, this fabulous home encourages you to embrace the calm. The kitchen leads to a sun room where you can settle with your holiday book enjoying the warmth of the sun and the pretty patio garden.



A trendy open tred staircase leads you upstairs to the bedrooms and a second living room. Here you can laze on the sofa and chairs captivated by the sensational panoramic estuary views. There is even a cute little bistro table and stools so that you can perch with a glass of wine admiring the vistas. There are televisions in both living areas. Broadmeadow Place's three bedrooms are located on the first and second floors. The luxurious master offers a lavish kingsize bed and a separate seating area so that you can relax after a long walk along the estuary or a game of golf. A delightful twin bedroom is on the same floor with an immaculate shared bathroom. The double room on the second floor enjoys stunning views and an ensuite shower room. There is an additional bathroom on the ground floor.

## Facilities

Villa/House • Modern • Beach Nearby • Ideal for Teens • Wi-Fi/Internet • <1hr to Airport • Washing Machine • Tumble Dryer • Dishwasher • Coffee Machine • Smart TV • Heating • Fenced Grounds • Parking Space • Rural Location • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Cycling • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The House

### Ground Floor

- Shower Room
- Kitchen/Dining room with a built in electric double oven, gas hob, microwave, fridge/freezer, Nespresso coffee machine, wine cooler, dishwasher, washer/dryer
- Lounge area
- Sun Room

### First Floor

- Bedroom with a king-size bed
- Bathroom with a bath and thermostatic shower
- Bedroom with twin beds

### Second Floor

- Lounge with panoramic country views down the Camel estuary to the sea
- Bedroom with a double bed and an ensuite shower Room

### Outdoor Grounds

- Parking for 2 cars
- Enclosed courtyard to the rear with dining furniture

### Additional Facilities

- Wi-Fi
- Bluetooth sound system
- Smart TV's
- DVD player



## Location & Local Information

Broadmeadows Place enjoys a fabulous location, close to Wadebridge, with wonderful Camel Estuary views. Wadebridge enjoys a fascinating history, originating from 1313 when a market and two fairs were granted to Wade. Its fifteenth century bridge across the River Camel is stunning with seventeen arches along its three hundred and twenty foot length. The bridge was built by the Reverend Lovibond in 1460 with legend saying that the wealthy landowners who paid for it made their money from wool. Cycles can be hired to explore the Camel Trail and the surrounding countryside. Wadebridge's leisure centre offers swimming, squash, weights, a solarium and more.

Padstow is close by, wonderful for exploring the South West Coastal Path, sandy beaches and the attractions aimed at tourists. It boasts some excellent restaurants owned by celebrities. The picturesque port is full of character and historical interest and offers watersports, fishing trips, speedboat rides, sea cruises and crazy golf. The town is centred around the attractive harbour with an eclectic mix of fisherman's cottages and merchant's houses. You can take a boat trip from the harbour with a range of activities from wildlife spotting to angling or just messing about on the water and enjoying the sunshine. Most popular are the trips to spot seals, dolphins, puffins and basking sharks. Also popular are the ferry trips over to the upmarket resort village of Rock. The Black Tor passenger ferry takes around five to ten minutes to cross the river and runs throughout the year. Rock is a second home to many rich, famous and holidaying royals. Overlooking Padstow, you will find the fine Elizabethan country house, Prideaux Place. It was built in 1592 and has been passed down through the generations to the current owners, Peter and Elisabeth Prideaux-Brune. It boasts formal gardens and a deer park.

Padstow's ancient Obby Oss May Day celebrations are a fairly unusual spectacle! The event revolves around the two Obby Osses (hobby horses) which resemble a one-man pantomime horse. The idea is that they are in search of maidens and are followed by a team of morris dancing types, dressed in white and playing accordions and banging drums. It dates back to pre-Christian times.

Padstow is the start of the Camel Trail which is the best known of Cornwall's recreational trails, following the route of the former North Cornwall Railway. The trail, starting in Padstow passes through Wadebridge and on to Bodmin and then to the village of Blisland on Bodmin Moor. The scenery is stunning along the River Camel and there is plenty of wildlife to spot.

Constantine Bay is gorgeous with one of the best surfing beaches in Cornwall and boasting a sweeping arc of gently shelving golden sand. The west-facing beach also offers delightful rock pools for children. The bay is separated from



its neighbour, Booby's Bay to the north by a thin rocky point and is bordered by a large rocky reef to the south. Constantine Bay is also home to Trevoze Golf and Country Club.

The wondrous Eden Project is only just over twenty miles away with its massive covered Biomes where you can trek through the world's largest indoor rainforest and immerse yourselves in the calm fragrance of the Mediterranean Biome. There are also extensive gardens, contemporary art displays, performances and storytelling to keep you entertained. It is an inspirational place.

## Local Amenities

Nearest Airport	<b>Cornwall Airport Newquay (16.2 km)</b>
Nearest Ferry Port	<b>Plymouth (70.3 km)</b>
Nearest Train Station	<b>Bodmin General Station (17 km)</b>
Nearest Village	<b>St Issey (2.7 km)</b>
Nearest Town/City	<b>Wadebridge (4.3 km)</b>
Nearest Restaurant	<b>Stepping Stone (4 km)</b>
Nearest Bar/Pub	<b>The Quarryman Inn (2 km)</b>
Nearest Supermarket	<b>Tesco Superstore (3 km)</b>
Nearest Beach	<b>Harlyn Bay Beach (11 km)</b>
Nearest Golf	<b>Trevoze Golf and Country Club (11.6 km)</b>
Nearest Tennis	<b>Wadebridge Tennis Club (5 km)</b>

## What we love

- The views of the Camel Estuary from this wonderful holiday home are absolutely fabulous. You will be truly mesmerised!
- The living spaces are delightful, one open plan with the kitchen and dining area and the other on the first floor boasting incredible vistas
- Why not book a table at Rick Stein's renowned Seafood Restaurant in Padstow while you are staying here? The location of this property is perfect for foodies, golfers and those that want to spend lazy days on blissful beaches

## What you should know...

- Please do not bring your pets to Broadmeadows Place
- The staircase is open tred so please take care with young children
- The house enjoys two living spaces which is ideal if children want to relax and unwind with a movie while the adults plan their adventures for the following day

# Terms & Conditions

- Security deposit: No security deposit is required for booking this property
- Arrival time: 4:00 pm
- Departure time: 10:00 am
- Energy costs included?: Yes, included in the rental price
- Heating costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit
- Internet access?: Wi-Fi internet access included
- Minimum stay: 3 nights. All other durations on request
- Changeover day: Flexible
- Pets welcome?: Not allowed
- Smoking Allowed?: Smoking & Vaping are not permitted
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay