

# CORNWALL ESTATES

PADSTOW



# PETROC VEAN, LITTLE PETHERICK, PL27 7QT

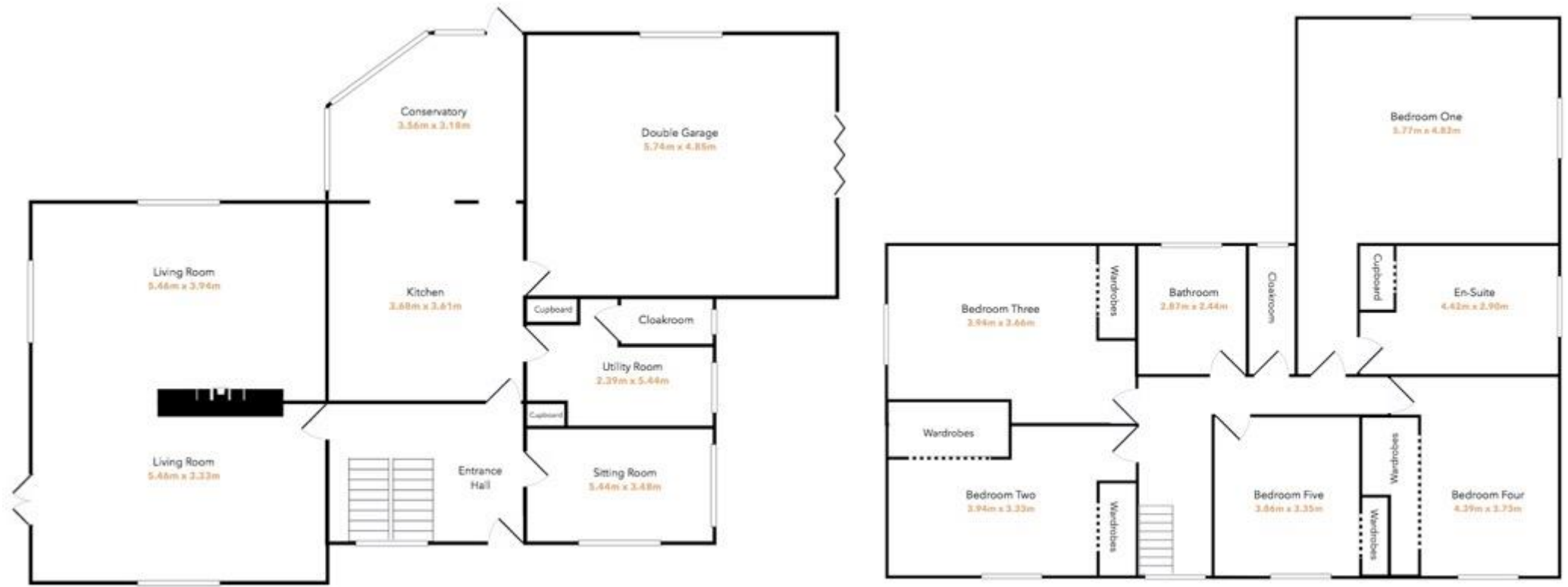
Substantial detached five bedroom house set in private landscaped gardens with double garage and enjoying a tucked away position

**GUIDE £799,950**  
**FREEHOLD**

- FIVE BEDROOMS
- MASTER EN-SUITE
- DOUBLE GARAGE
- BEAUTIFULLY PRESENTED
- THREE RECEPTION ROOMS
- GENEROUSLY PROPORTIONED
- SUNNY LANDSCAPED GARDENS
- AMPLE PARKING, PRIVATE DRIVE



# FLOORPLAN



# THE PROPERTY

Petroc Vean is an individually designed, most attractive and spacious family home sited on land formerly belonging to the Molesworth Manor opposite. The original stone walling which linked the gardens to the Manor House via the old bridge, is still in situ.

Approaching the property, the sweeping driveway leads to the parking area for several vehicles. The extensive landscaped gardens lie mainly to the front and side and consist of lawns and beautifully established borders together with a small stone folly outhouse. At the rear of the house are attractive tiered terraces with stone paved pathways and further established plants, trees and shrubs.

Internally the house has flexible accommodation, very spacious rooms and is beautifully presented throughout. The ground floor accommodation comprises a triple aspect living room with French doors to the gardens and a central fireplace. A second reception room offers the option of a formal dining room, or separate sitting room.

The kitchen has been recently modernised and offers a range of contemporary units with range cooker and breakfast bar. The conservatory overlooks the rear terraces and is open plan to the kitchen creating a sociable living and dining space. A good sized utility room houses a range of storage areas and provides a separate area for washing/drying and the integral double garage has a personal door for internal access and remote controlled vehicular access door.

Moving to the first floor, the five bedrooms are each a generous double size. A particular feature of the first floor accommodation is the master bedroom suite, a very spacious room with a pleasant countryside aspect and en-suite with spa bath and separate shower.

Viewing is strongly recommended to appreciate the unique and beautiful property tucked away from the road yet within just a few minutes' drive of the harbour town of Padstow and beaches surrounding.



# ACCOMMODATION

## ENTRANCE

Glazed front entrance door to;

## RECEPTION HALL

Wood laminate flooring, electric heater with cover, stairs to first floor, doors to;

## DINING ROOM / SITTING ROOM

Double glazed windows to the front and side, 2 ceiling spotlights, telephone point.

## SITTING ROOM

Divided into two areas with double glazed window to the front and double glazed double doors to the garden, electric heater with cover, 2 ceiling spotlights, open plan to further sitting area with double glazed windows to the side and rear, electric heater with cover, feature fireplace with slate hearth, television point.

## KITCHEN

A modern range of base units with roll top work surfaces, breakfast bar, 1.5 bowl sink unit with mixer tap, space for large fridge/freezer, Stoves range cooker with seven ring burner oven and extractor over, recessed spotlights, electric heater with cover, open plan to;

## CONSERVATORY

Double glazed to two sides with glazed door to garden, wood laminate flooring, 2 ceiling lights, door to garage.

## UTILITY ROOM

A range of base & wall units incorporating a stainless steel double bowl sink unit, plumbing for automatic washing machine, alcove housing boiler providing heating via radiators and electric units, strip light, part tiled walls, door to garage, built in cupboard with hanging rail and shelving, further built in cupboard housing hot water cylinder with immersion heater, door to;

## CLOAKROOM

Low level WC, part tiled walls, ceiling light, double glazed window to side.

Stairs to first floor ½ landing with large double glazed picture window overlooking garden, further stairs to;

## LANDING

Access to loft, 3 ceiling lights, doors to;

## BEDROOM 1

Double glazed windows to the side and rear, radiator, 2 ceiling lights.

## EN-SUITE

Double glazed window to the side, shower enclosure, built in cupboard with shelving, part tiled walls, pedestal wash hand basin, bidet, low level WC, sunken Jacuzzi bath, ceiling light, radiator.



# ACCOMMODATION

## BEDROOM 2

Double glazed picture window to the front with countryside views, electric heater with cover, double built in wardrobes, ceiling light, built in cupboard with sink & mirror, further built in cupboard with hanging rail and shelving.

## BEDROOM 3

Double glazed window to the side, ceiling light, electric heater with cover, built in cupboard with sink and wall light, vanity space with shelving under and light over, built in cupboard with hanging rail.

## BATHROOM

Panelled bath, low level WC, shower enclosure, heated towel rail, pedestal wash hand basin, tiled walls and flooring, double glazed window to the rear.

## CLOAKROOM

Low level WC, double glazed window to rear, fitted wash hand basin, ceiling light.

## BEDROOM 4

Built in wardrobe, fitted wash hand basin with unit under, 2 ceiling lights, radiator, double glazed window to the front.

## BEDROOM 5

Double glazed window to the front, built in wardrobe, fitted wash hand basin with light over and storage under, ceiling light, electric heater with cover.

## GARAGE

Window to the side, remote controlled roller door, 4 recessed spotlights, radiator.

## OUTSIDE

The property is approached via a sweeping private tarmac driveway with attractive mellow stone walling. This leads to a good sized parking and turning area and gives vehicular access to the garage.

## GARDENS

The main gardens lie to the front and side and are mainly laid to lawn and enjoy private and sunny aspect with well established borders and small stone "folly" outhouse. Attractive stone terracing with paved pathways and a variety of flowering trees and shrubs and again sit at the rear of the property. The original stone walling from the old bridge linking the gardens to the Molesworth Manor is still in situ from one of the garden terrace boundaries.

## SEPARATE LAND

The property also owns a small separate area of land nearby on the private lane, ideal for storage.

## SERVICES

Mains water, drainage, gas, electricity.



# ACCOMMODATION



# GARDENS



## IMPORTANT NOTICE

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