

# CORNWALL ESTATES

PADSTOW



# LITTLE HOUSE, ST MERRY, PL28 8NP

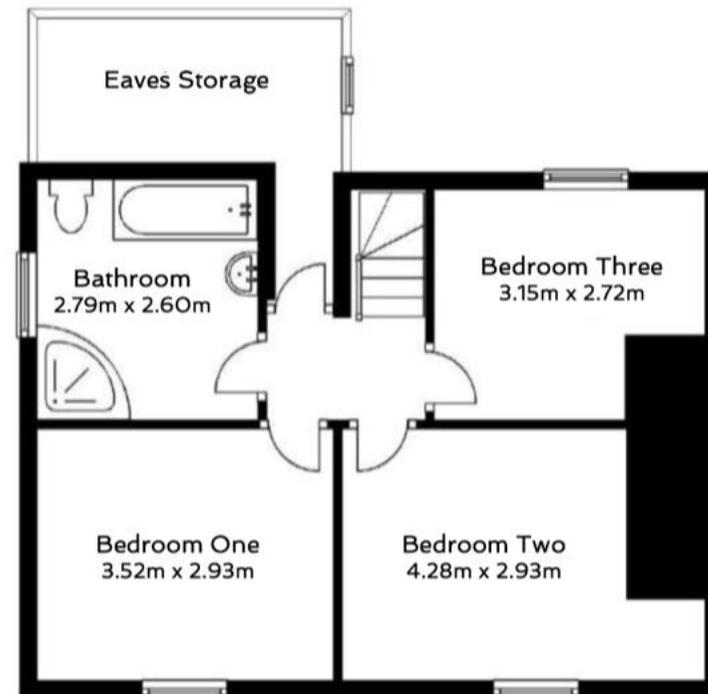
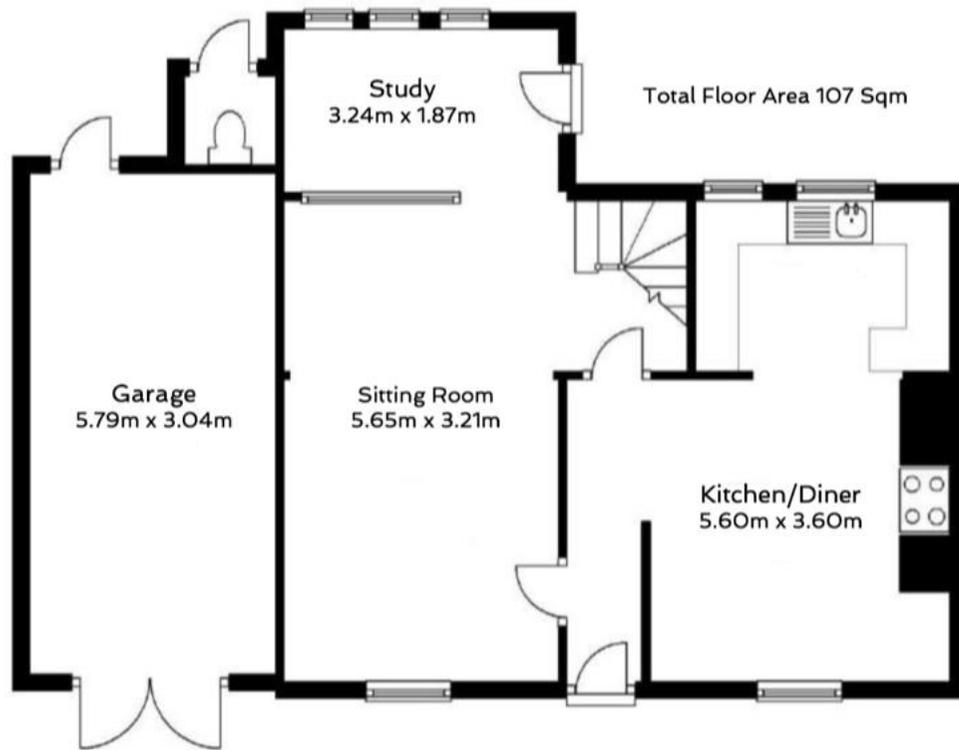
Semi-detached character cottage set adjoining open fields with spacious interior, garage and enclosed garden.

**£525,000**  
**FREEHOLD**

- CHARACTER FEATURES
- THREE DOUBLE BEDROOMS
- MODERN BATHROOM
- KITCHEN / DINER
- STUDY
- ENCLOSED GARDEN
- COUNTRYSIDE VIEWS
- GARAGE

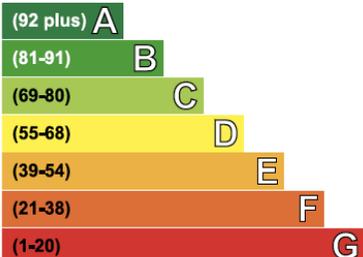


# FLOORPLAN



## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
67	86

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## IMPORTANT NOTICE

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# THE PROPERTY

This charming character cottage is situated in the centre of St Merryn, adjoining open countryside with far reaching views from the garden to the sea in the distance. To the side is a lean-to garage and a sunny enclosed garden at the rear.

Internally the cottage offers plenty of character features which combine with a modern kitchen and bathroom suite to provide a comfortable and welcoming family or holiday home. To the ground floor the kitchen / diner is open plan with features including slate tiled flooring and beamed ceilings. This leads to the separate sitting room and further reception area which is currently used as an office space which enjoys a pleasant aspect over the rear garden.

To the first floor the three bedrooms are each a double size, and the family bathroom is particularly spacious having both bath and separate shower enclosure. A large and very useful storage room sits beside the bathroom. Suitable as either a family or holiday home with excellent letting potential, we recommend viewing this property.



# ACCOMMODATION

## ENTRANCE

Front entrance door to;

## HALL

Slate tiled flooring, open plan to;

## KITCHEN / DINER

Slate tiled flooring, double glazed sash window to the front, radiator, tiled recessed fireplace with wood lintel, housing feature AGA, ceiling beams. A range of base and wall units, stainless steel sink unit, plumbing for automatic dishwasher, cooker with four ring gas hob, two windows overlooking the rear garden. Door to;

## SITTING ROOM

Double glazed sash window to the front, radiator, feature fireplace, wood mantel.

## STUDY

Double glazed windows overlooking the garden, door to the garden.

Stairs to first floor;

## LANDING

Cupboard above the stairs housing the boiler, doors to;

## BEDROOM ONE

Double glazed sash window to the front, radiator.

## BEDROOM TWO

Double glazed sash window to the front, radiator.

## BEDROOM THREE

Double glazed window to the rear, radiator.

## BATHROOM

Bath with tiled surround and antique tap, pedestal wash hand basin, low level WC, shower enclosure, heated towel rail, part tiled walls, double glazed window to the side.

## STORAGE

Large storage cupboard extending into the eaves.

## EXTERIOR WC

Outside toilet.

## GARAGE

Lean-to. Timber door. Plumbing for automatic washing machine. 5.79m x 3.04m

## GARDEN

Level raised lawned garden with low Cornish stone boundary wall and very pleasant, far reaching views over the adjoining countryside, to the sea in the distance.

## SERVICES

Mains gas, electricity, water, drainage.





# LOCATION

St Merryn is a lively village with a range of amenities on your doorstep. There is a local convenience shop ideal for daily essentials, plenty of restaurants, cafes and pubs including Rick Stein's Cornish Arms. A number of sandy beaches are within a short drive, including Constantine Bay and Treyarnon Bay. The harbour town of Padstow is just three miles distant for further shops and restaurants.

## Beaches

St Merryn is central to several beaches -

- 1.5 miles to Harlyn Bay
- 1.5 miles to Constantine Bay
- 2 miles to Trevone Bay
- 2 miles to Treyarnon Bay
- 2.5 miles to Porthcothan Bay

## Travel

8 miles to Newquay Airport

## Amenities

- Level walk to the village centre offering -
- Convenience store, places to eat and drink
- Primary School
- Doctors Surgery
- Vets



Constantine Bay

# CONTACT US

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