

CORNWALL ESTATES



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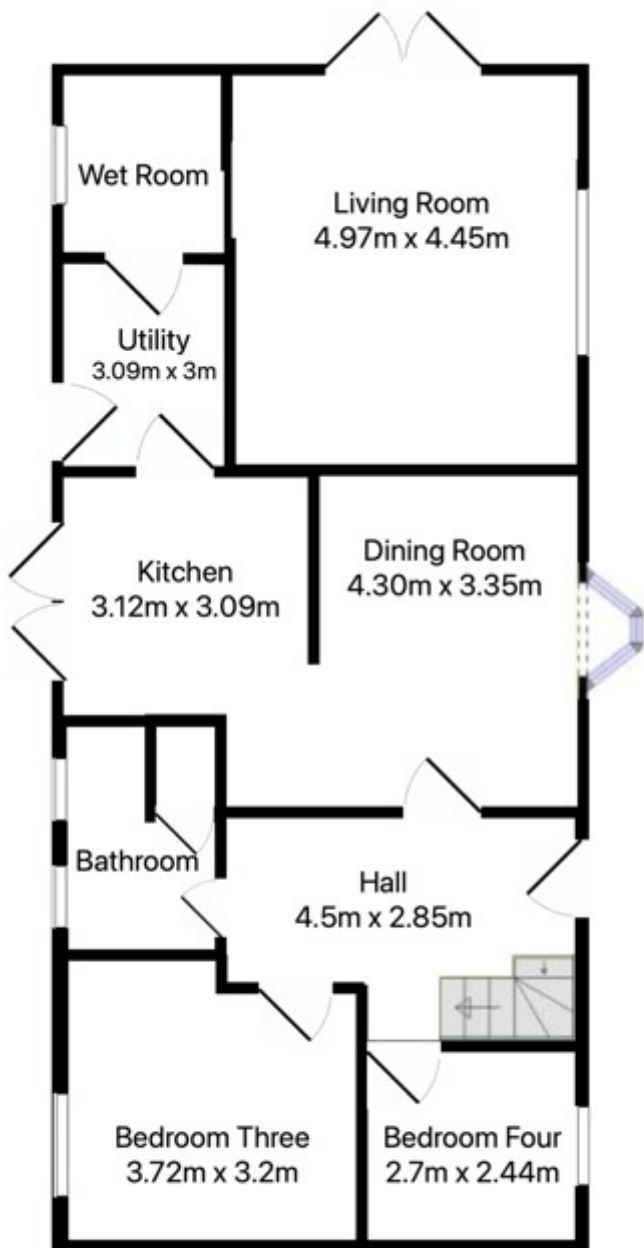
PADSTOW

Maryland, Higher Daisy
Park, St Merryn, PL28 8LY

£995,000

- DETACHED, FOUR BEDROOMS
- SEPARATE ANNEXE
- LARGE CORNER PLOT
- VILLAGE CENTRE
- TWO EN-SUITE
- WELL PRESENTED
- LIGHT & BRIGHT





GROUND FLOOR



FIRST FLOOR

Approximate total floor area 166 metres squared

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX

Band D

TENURE

Freehold

PROPERTY CONSTRUCTION

Standard cavity wall construction

ELECTRICITY SUPPLY

Mains supply

WATER SUPPLY

Mains water

SEWERAGE

Mains sewerage

HEATING

Mains gas central heating

BROADBAND

FTTC (fibre to the cabinet)

MOBILE PHONE COVERAGE

Full coverage with EE, O2, Vodaphone

PARKING

Driveway parking for 4/5 vehicles. No EV charging, facilities nearby in Padstow – approx. 4 miles.

RESTRICTIONS

Property within AONB

ACCESSIBILITY/ADAPTATIONS

Lateral living (living all on entrance level)

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ENTRANCE HALL

Spacious entrance hall with stairs leading to the first floor and doors to;

DINING ROOM

Bay window with seat, ceiling light, radiator, open plan to living room and kitchen.

LIVING ROOM

Doors to the garden, double glazed window to the front, ceiling light, radiator.

KITCHEN

Breakfast bar, a range of base & wall units incorporating a stainless-steel single bowl sink unit. Four door range cooker, part tiled walls, built in fridge, ceiling spotlights, doors to the rear, door to;

UTILITY ROOM

Base units, Belfast sink, plumbing for automatic washing machine.

WET ROOM

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

BEDROOM FOUR

Double glazed window to the front, ceiling light, radiator.

BEDROOM THREE

Double glazed window to the rear, ceiling light, built in wardrobe, radiator.

BATHROOM

Double glazed windows to the rear, panelled bath, heated towel rail. Tiled walls and flooring, low level WC, fitted wash hand basin with built in storage under.

Stairs to first floor

LANDING

Ceiling light, velux window, eaves storage.

BEDROOM TWO

Double glazed window to the side, built in wardrobes, radiator, door to;



EN-SUITE

Fitted wash hand basin, low level WC, velux window, shower enclosure, tiled flooring.

BEDROOM ONE

Double glazed windows and door to a Juliette balcony, eaves storage, built in wardrobe, built in cupboard, door to;

ENSUITE

Panelled bath with shower over, double glazed window to the rear, fitted wash hand basin, low level WC, tiled walls and flooring.

FRONT

Driveway with parking for four vehicles. Access to a private enclosed patio area. Established shrubs, trees and a pathway around to the rear.

GARDENS

Large gardens mainly laid to lawn, patio area, walled boundaries. There is a decked area leading off the living room and covered workshop at the rear.

THE CABIN

LIVING SPACE

Seating area, breakfast bar. Base units incorporating stainless steel 1.5 bowl sink unit, space for fridge freezer and gas oven. Radiator, recesses spotlights, doors to;

SHOWER ROOM

Shower enclosure, low level WC, fitted wash hand basin set in unit, heated towel rail.

BEDROOM ONE

Window to the front, radiator, ceiling spotlights.

BEDROOM TWO

Window to the front, radiator, ceiling spotlights.

OUTSIDE

The cabin benefits from its own private garden and parking area, separate to the main house.

SERVICES

Mains gas, water, electricity, drainage.













CORNWALL
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