



5 Higher Butter Cove Close

ST EVAL



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ESTATE AGENTS



- **Modern Semi Detached Family Home of over 1,300 Square Feet**
- **Contemporary New Development within the Ancient Village of St Eval**
- **Four Double Bedrooms with Master En-Suite**
- **Three Storeys of Spacious Accommodation with Modern Fully Integrated Kitchen**
- **UPVC Double Glazed Windows & Doors**
- **Enclosed South Facing Lawned Gardens & Patio**
- **Attached Garage & Driveway Parking**
- **Convenient Location Five Minutes from Revered Mawgan Porth**



5 Higher Butter Cove Close is a modern semi detached home, just over a year old and part of a new development within the ancient village of St Eval just three miles from sought after Mawgan Porth.

With three storeys of spacious accommodation exceeding 1,300 square feet, 5 Higher Butter Cove Close offers four double bedrooms and includes a master en-suite shower room.

Features include UPVC double glazing throughout, mains gas central heating, 9 years NHBC guarantee, an enclosed rear garden, an attached garage and driveway parking.

As the accompanying floorplan illustrates, the accommodation comprises a covered storm porch followed by an entrance hall with cloakroom off and large understairs cupboard. The open plan living/kitchen/dining room is L shaped with French doors opening to the enclosed rear garden. The kitchen is fully fitted and equipped with a range of contemporary floor and wall cabinets and drawers and integrated electric oven and hob, extractor hood, dishwasher, washing machine and tall fridge/freezer.

Stairs rise to the first floor where one will find three double bedrooms and a modern family bathroom complete with a white suite including a thermostatic shower over bath. Stairs rise again to the second floor which incorporates a large master bedroom with dormer window to the front aspect and Velux window to the rear aspect. The master bedroom is complete with a stylish en-suite shower room including a walk-in shower enclosure.

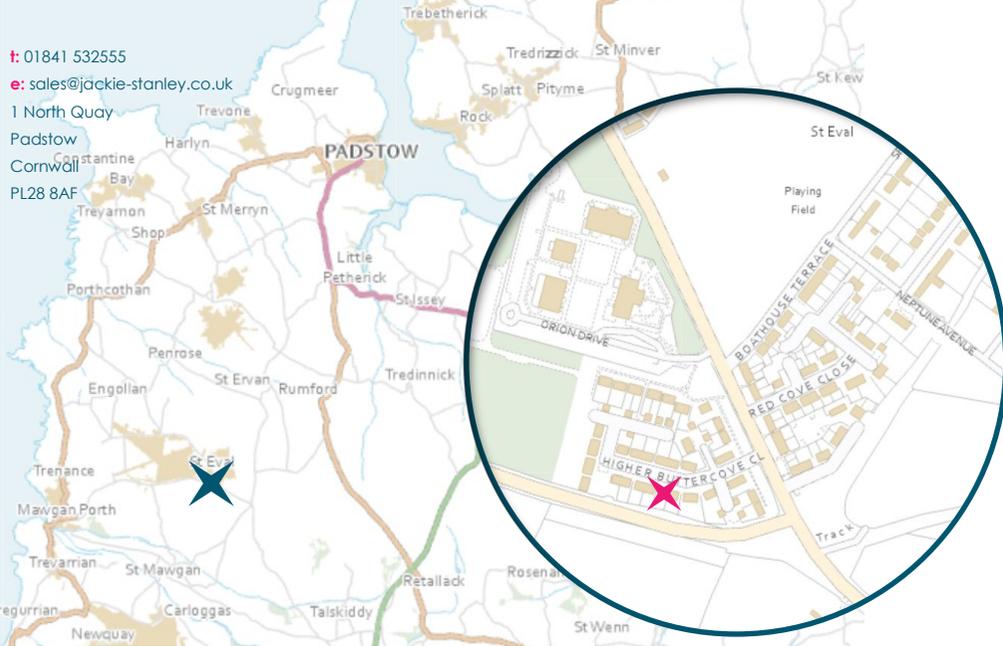
The rear garden is mostly laid to lawn with timber fence boundaries and patio. To the front is a small lawn, shrubs and a tarmac driveway. The attached garage has an up and over door and rafter storage. Services to the property include mains gas, water, electricity and drainage. EPC rating B. Council tax band D.

The popular village of St Eval is situated just three miles inland from the exclusive coastal hotspot of Mawgan Porth and the rugged North Cornwall Coastline. The village lies approximately seven miles from the historic and picturesque fishing town of Padstow, offering an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant.

5 Higher Butter Cove Close
St Eval, PL27 7FT
£390,000 guide



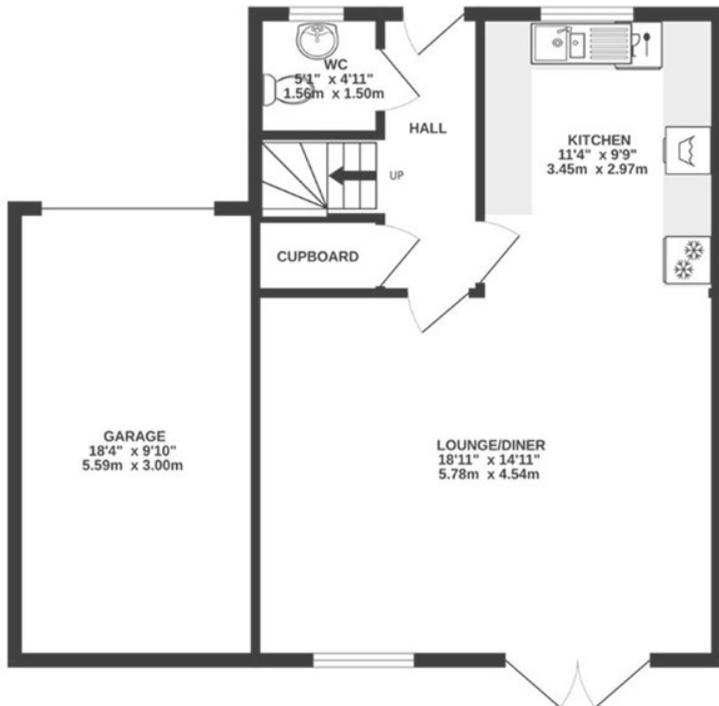
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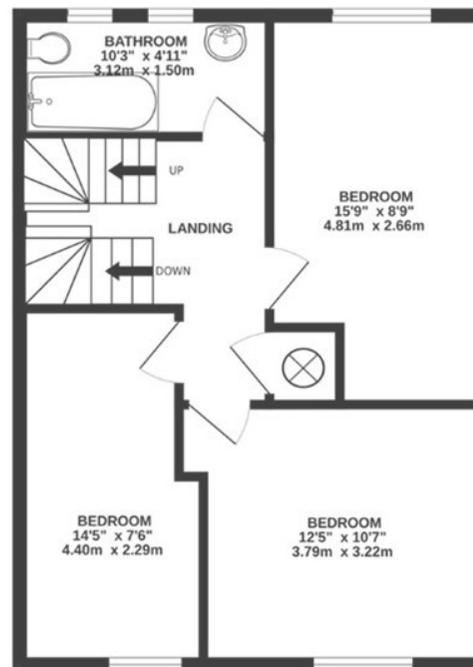
Within five miles is the bustling village of St Merryn offering a good range of amenities including several restaurants, a post office/grocery store, a bakers/delicatessen, a petrol station/garage and two Public Houses including Rick Stein's 'The Cornish Arms' serving great food and local ales. St Eval is a great base from which to explore the surrounding coastline that includes the beaches of Harlyn Bay, Trevone Bay, Constantine Bay and Trevarion which are all located within a short drive. The nearest mainline station is Bodmin Parkway which is approximately twenty two miles distant with the nearest airport at Newquay just five miles away. St Eval itself has a strong community and a range of local amenities which include a post office, convenience store, primary school, Parish Church and Social Club.

To find 5 Higher Butter Cove Close, leave Padstow and follow the A389 for approximately four miles passing Trevisker Garden Centre along the way. Continue along the A389 as it becomes the B3274 and then turn right at signs for St Eval. Follow this road for about 1.2 miles and then turn left signposted to St Eval. Follow the road to the T junction and then turn right at the sign for Mawgan Porth. Follow the road for about 0.5 miles and, at the next bend, head straight over into St Eval. Take the next left into Higher Butter Cove Close and number 5 can be found along on the left hand side. The postcode for satellite navigation is PL27 7FT. what3words: signified.crafts.sheds

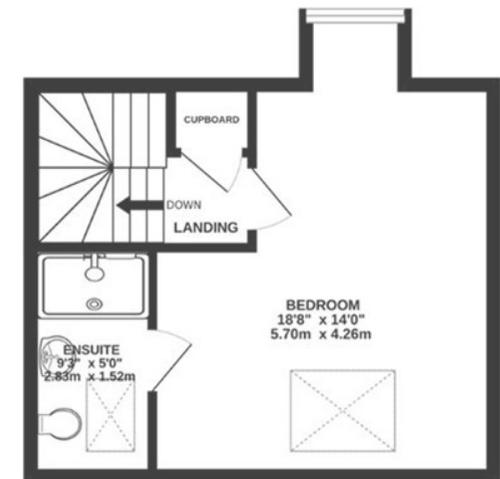
GROUND FLOOR
 678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
 499 sq.ft. (46.4 sq.m.) approx.



2ND FLOOR
 313 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.4 sq.m.) approx.

"Modern semi-detached home, part of a new development in ancient St Eval"