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ESTATE AGENTS

St Edwards

LITTLE PETHERICK





- **Spacious Detached Bungalow of Over 1,950 Square Feet**
- **Three Double Bedrooms with Three Bathrooms**
- **Three Reception Rooms & Large Kitchen**
- **Approximately 0.25 Acres of Gardens & Grounds**
- **Detached Double Garage & Driveway Parking**
- **Exclusive Private Gated Development**
- **Just Two Miles from Picturesque Vibrant Padstow & the Seven Bays**

This large detached bungalow is located in the pretty and quaint hamlet of Little Petherick within a short drive or cycle of both picturesque Padstow and bustling Wadebridge.

St Edward's is part of an exclusive gated development and stands at over 1,950 square feet with approximately 0.25 acres of landscaped gardens and grounds surrounding. This will be the first time the property will be sold in almost 25 years.

One might be surprised by the space afforded when first entering St Edwards. The entrance hall has ample reception space, airing cupboard housing the boiler and doors to all rooms. Three double bedrooms can be found to the north east side of the building,

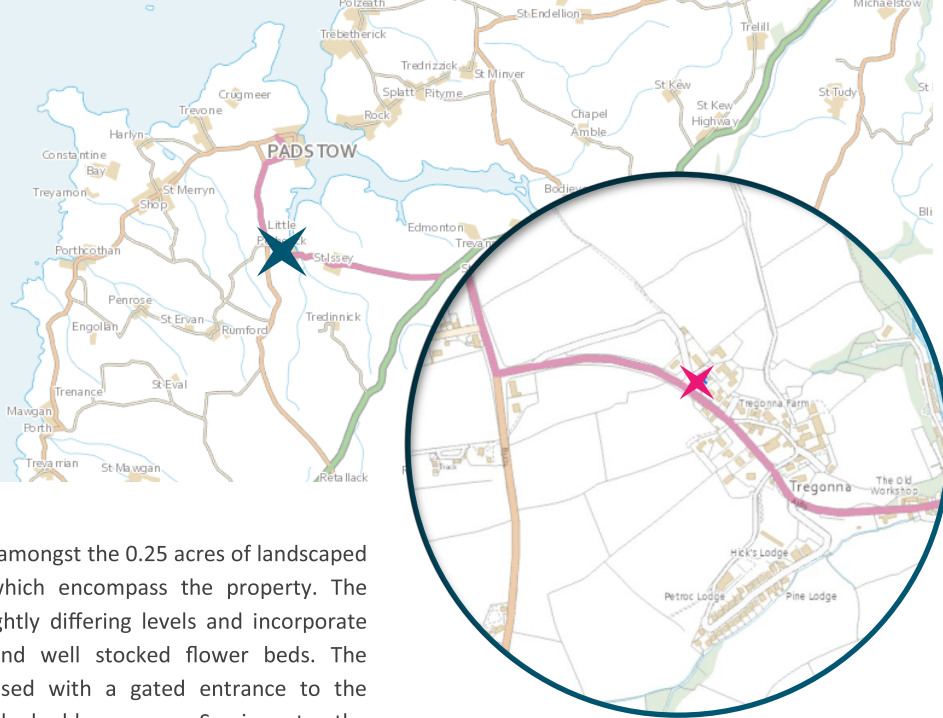
two of which have en-suite bathrooms. Additionally, the property has a large family bathroom complete with separate bath and shower enclosure and a utility room with floor and wall cupboards, stainless steel sink and space and plumbing for white goods.

Moving into the lounge which measures over 20 feet in length with a lovely bay window to the rear and fireplace with inset gas fire. The room has French doors at both ends, one leading into the reception hall and the other leading to the sun room which strategically faces south. From the lounge is the dining room with a bay window to the front aspect, second window to the south aspect and door leading through to the kitchen.

The kitchen is fitted with a comprehensive range of oak floor and floor cabinets and drawers with tiled work surfaces and integrated oven and grill, four ring halogen hob with extractor hood, Microwave, dishwasher, fridge and freezer.

St Edwards, Little Petherick PL27 7QT £825,000 guide





St Edwards sits centrally amongst the 0.25 acres of landscaped gardens and grounds which encompass the property. The gardens can be on four slightly differing levels and incorporate areas of lawn, patio and well stocked flower beds. The grounds are fully enclosed with a gated entrance to the driveway and detached double garage. Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band G.

Little Petherick is a lovely hamlet steeped in history in the wooded valley of Little Petherick Creek, a tidal inlet of the Camel Estuary. The hamlet is situated just two miles from the historic and picturesque fishing town of Padstow, located on the North Coast of Cornwall offering an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6 and of course Rick Steins esteemed Seafood restaurant. An area of outstanding natural beauty, there are several sandy beaches within 2 to 4 miles as well as the championship golf course at Trevoze. The town also has a supermarket and excellent Primary School. For more extensive shopping facilities, the thriving market town of Wadebridge is just 5 miles distant and offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 18 miles distant with the nearest airport at Newquay approximately 12 miles away. Nearby is a footpath which leads to Petherick Creek, The Saints Way and the Camel Trail, a dream for walkers and cyclists alike.

To find St Edwards, leave Padstow and follow the A389 for approximately 1.5 miles passing Trevisker Garden Centre along the way. Turn left at the signpost to Wadebridge, St Issey and Little Petherick and follow the A389 down the hill for approximately 350 meters. Take the first left hand turning and St Edwards can be found on the right hand side. The postcode for satellite navigation is PL27 7QT. What3words: scored.diagram.pushed

TOTAL FLOOR AREA : 1954 sq.ft. (181.5 sq.m.) approx.

