

Meraki  
NR PADSTOW



**Jackie Stanley**  
ESTATE AGENTS





- *Brand New Contemporary Detached House of Exceptional Architectural Quality*
- *Carbon Neutral Bespoke Build of over 4,450 Square Feet*
- *Iconic Views to the Camel Estuary & the Ocean at Mother Ivey's Bay*
- *Five Bedrooms & Six Bathrooms*
- *Air Source Underfloor Heating & Solar PV with Battery Storage*
- *Triple Glazing, Acoustic Floor Treatments, CCTV, Smart Lighting & Whole House Audio*
- *Due for Completion in 2025*
- *Two Miles from Culinary Capital Padstow & a Short Drive to the Outstanding Beaches of the Seven Bays*



Jackie Stanley Estate Agents are privileged to bring to the market Meraki, a brand new exquisitely designed property of exceptional architectural quality and carbon neutrality, thoughtfully conceived and situated on the outskirts of picturesque Padstow just a short drive from wonderful beaches of the seven bays.

Currently under construction and due to be complete ready for occupation in 2025, Meraki will be finished to a bespoke and exemplary contemporary standard with an acute attention to detail.





*'Meraki is a Greek adjective that describes doing something with soul, creativity, love and passion....'*

Gary Franks—Specbuild







At circa 4,456 square feet and of reverse living style, the accommodation will be substantial with four/five bedrooms, six bathrooms and three living spaces. Captivating and iconic views will be enjoyed of the Camel Estuary to the north east and the ocean at Mother Ivey's Bay to the west

Noteworthy features will include air source underfloor heating throughout, solar PV array with battery storage, triple glazed windows, acoustic floor treatments to absorb and defuse unwanted sound travel, a whole house audio system, smart lighting, CCTV system and two balconies.

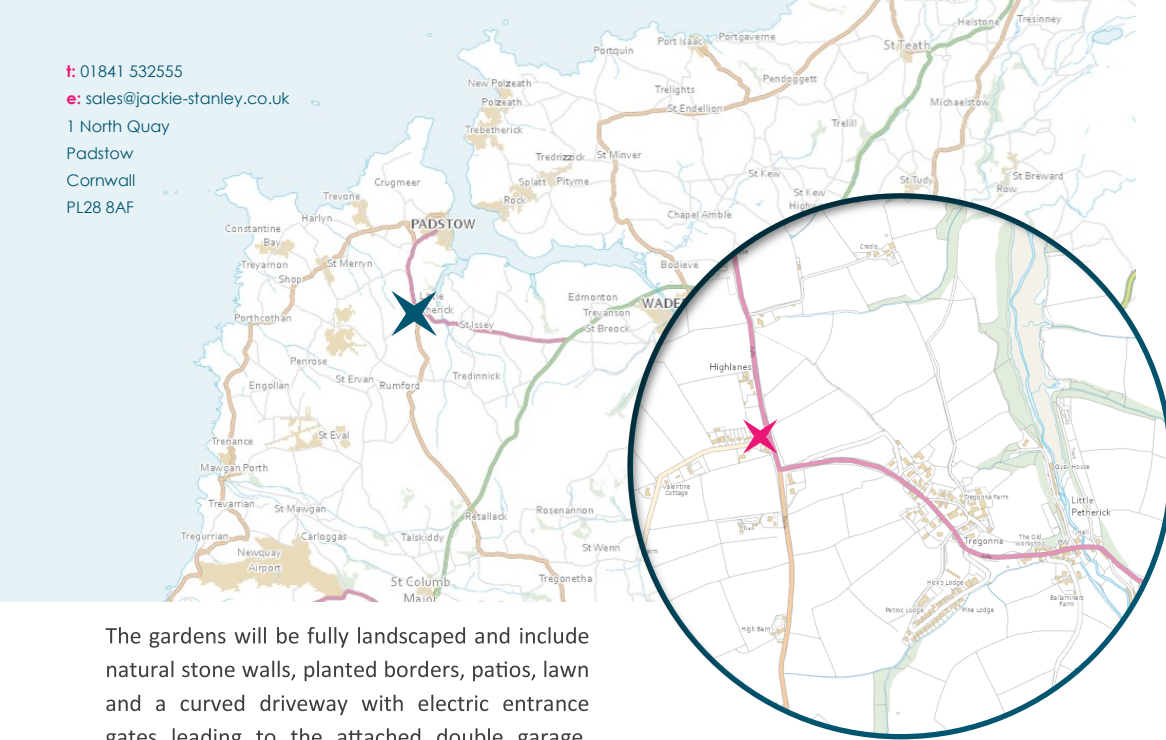
The kitchen, bathrooms and flooring will be of premium quality. However, purchasers currently have an opportunity to influence the style, design and finishes of these internal elements.

The external palette of materials has been chosen for their style, quality and low maintenance nature. The lower half of the building will be wrapped in natural cut stone, opposed yet complimented by composite cladding to the first floor elevations.





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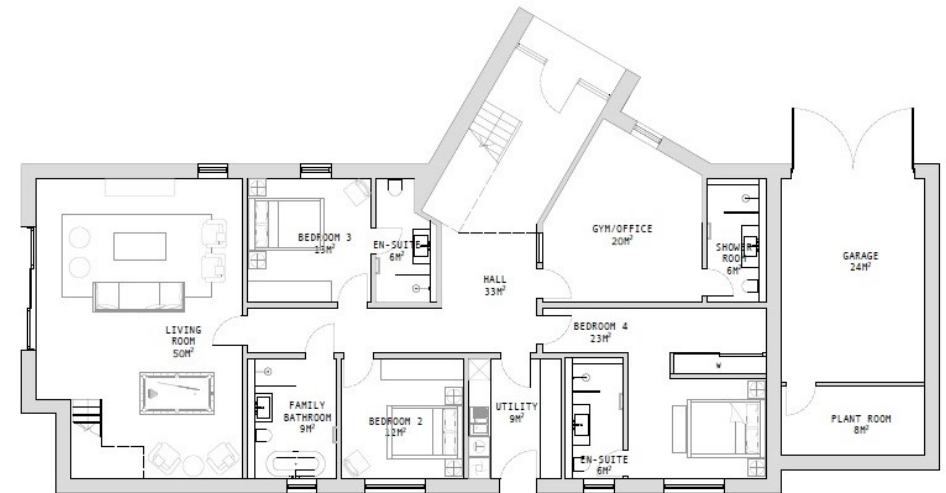
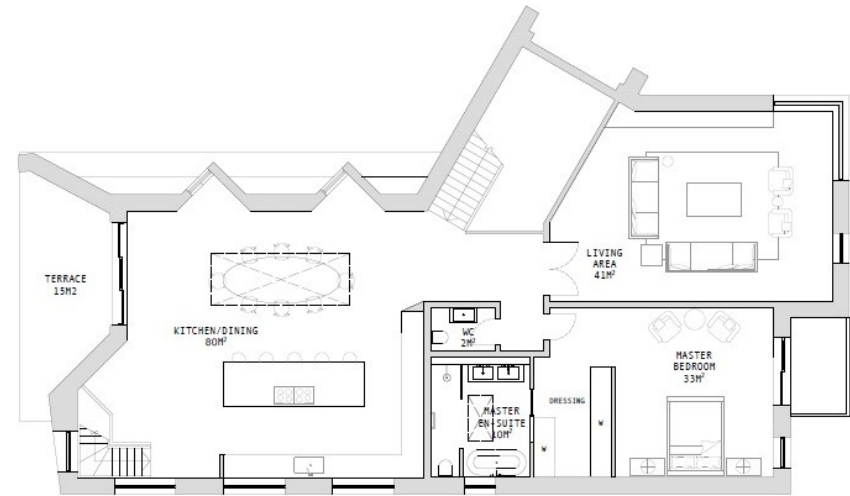
The gardens will be fully landscaped and include natural stone walls, planted borders, patios, lawn and a curved driveway with electric entrance gates leading to the attached double garage. Provision will be made for a swimming pool. Existing outbuildings could be adapted to a purchasers requirements.

Services to Meraki will be mains water and electricity, air source heating system and treatment plant drainage. EPC TBC. Council tax band TBC. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile coverage.

Meraki is located just outside of Little Petherick, a lovely hamlet steeped in history in the wooded valley of Little Petherick Creek, a tidal inlet of the Camel Estuary. Just two miles is 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. An area of outstanding natural beauty, the gorgeous sandy beaches of the seven bays are just a short drive away as is the championship golf course at Trevose. The town also has a supermarket and excellent Primary School.

For more extensive shopping facilities, the thriving market town of Wadebridge is just six 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 twenty miles distant with the nearest airport at Newquay approximately fourteen miles away with domestic and international flights.

To find Meraki, leave Padstow and follow the A389 for approximately two miles and the property can be found along on the right hand side before the turning to Little Petherick. The postcode for satellite navigation is PL27 7RZ. What3words: inversion.mammal.survey



## Meraki, Nr Padstow, PL27 7RZ

£1,950,000 guide