



20 Parc Eglos

ST MERRYIN



Jackie Stanley
ESTATE AGENTS



- **Charming Detached Bungalow**
- **Peaceful Cul-De-Sac within Bustling St Merryn Village**
- **Three Bedrooms & a Stylish Family Bathroom**
- **Modern Touches Throughout**
- **Enchanting Rear Garden with Views Across the Adjacent Countryside**
- **Detached Garage & Driveway Parking**
- **Just 2.5 Miles from Picturesque Padstow & 1.5 Miles from the Beaches of Trevone & Harlyn**

Tucked away in a quiet cul-de-sac just a short stroll from the vibrant centre of St Merryn, 20 Parc Eglos is a beautifully updated detached bungalow offering versatile and contemporary living. Originally built in the 1970s, the property has been thoughtfully transformed by the current owner into a modern, stylish home, featuring high-quality fixtures, fittings, and considered design throughout.

Bathed in natural light, this beautifully presented home is set discreetly behind mature, established front gardens, where a magnificent Cornish Palm makes a striking first impression. The sense of privacy and charm begins before you even step inside.

The welcoming entrance hall leads to a bespoke kitchen, thoughtfully designed with eclectic freestanding storage and quality appliances. From here, the dining area flows seamlessly into a warm and inviting living room, creating a perfect space for both relaxed evenings and memorable gatherings.

Two of the three bedrooms are generous doubles, each framed by large picture windows that capture peaceful views over the rear garden. The third bedroom, a well-proportioned single, offers versatility as a home office, nursery, or stylish guest room.

The family bathroom exudes contemporary elegance, finished in sophisticated grey tiling and featuring a freestanding curved bath alongside a sleek walk-in shower — a space designed for both indulgence and convenience.

20 Parc Eglos, St Merryn, PL28 8NW
£595,000 guide



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Padstow

Cornwall

PL28 8AF



The perimeter to the front is bounded by a low Cornish stone wall with a combination of lawn, mature shrubs and trees. The exterior of 20 Parc Eglos is mostly rendered with some Cornish stone elevations all under a concrete tiled roof. There is ample driveway parking which leads right up to the single detached garage with up and over door. The rear garden has an enchanting ambience, beautifully stocked with mature plants, shrubs and trees. Mainly laid to lawn, the garden borders open farmland with views for miles around taking in the Church of St Merryn in the distance. The gardens are extremely private and peaceful. Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band D.

The bustling and vibrant village of St Merryn is situated just inland on the revered North Cornish coast. A sought after location, the village offers an excellent range of amenities including a number of eateries, grocery store, a Malcolm Barnecutt bakery, a petrol station and garage and two Public Houses including Rick Stein's Cornish Arms serving great food and local ales. There is also a doctors surgery, Veterinary surgery and Primary School with an excellent reputation.

The village is a great base from which to explore the Seven Bays and fabulous stretch of rugged coastline. The beaches of both Trevone and Harlyn are just 1.5 miles distant, Harlyn home to the acclaimed Pig Hotel and restaurant. Within a 2.5 mile radius are the beaches of Constantine, Treyarnon and Porthcothan as is the historic and picturesque fishing town of Padstow. Foodie haven Padstow offers 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. The nearest mainline station is Bodmin Parkway which is approximately twenty miles distant with the nearest airport at Newquay just nine miles away with domestic and international flights.

To find 20 Parc Eglos, leave Padstow on the B3276 towards St Merryn and follow this road for approximately 2.7 miles. Pass St Merryn Church and the Cornish Arms and continue into the heart of the village. At the crossroads, turn left and then take the second left into Parc Eglos. When the road forks, bear right and number 20 can be found on the left hand side. The postcode for satellite navigation is PL28 8NW. What3words: stitching.bolsters.entrust

