

Tregolds Building Plot

ST MERRYIN



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ESTATE AGENTS



- ***Building Plot with Detailed Planning Permission***
- ***Peaceful Semi Rural Location on the Outskirts of Bustling St Merryn Village***
- ***Adjoining Paddock of over Two Acres***
- ***Planning Number PA22/10745***
- ***Proposed Four Bedroom Detached Dwelling***
- ***Proposed Detached Garage, Ample Private Parking & Associated Garden***
- ***Just 2.5 Miles from Picturesque Padstow & 1.5 Miles from the Beaches of Trevone & Harlyn***

A truly exceptional opportunity to acquire a generous building plot with full detailed planning permission for the construction of a stunning contemporary dwelling, complete with generous gardens, a detached garage and private driveway parking.

What makes this site particularly special is its unique setting, offering over two acres of adjoining agricultural land—perfect for those seeking space, privacy and a rural lifestyle, or wishing to explore hobby farming, equestrian use or simply the beauty of open countryside on their doorstep.

This plot offers the ideal canvas for creating a bespoke modern home in a tranquil and desirable location, blending modern design with the peace and space of the countryside.

Set in a peaceful semi-rural location, just one mile from the sought-after village of St Merryn and the spectacular North Cornwall coastline, this site perfectly balances tranquillity and convenience. The famous 'Seven Bays for Seven Days' beaches – including Harlyn, Treyarnon, and Constantine – are all within easy reach, offering some of Cornwall's best surfing, coastal walks, and seaside dining.

Planning permission was granted in March 2023 under planning number PA22/10745 for the demolition of an existing barn and for the erection of two replacement dwellings and detached garages. The dwellings are staggered on the site to enhance privacy and visual appeal, avoiding a continuous block and providing a harmonious streetscape with proposed new boundary treatments providing privacy. The plot to the north/east is for sale. Sea views are expected at first floor level.

The building plot offers a rare opportunity to build a home in a sought-after location close to the beautiful beaches and amenities of St Merryn and the wider North Cornwall coastline.



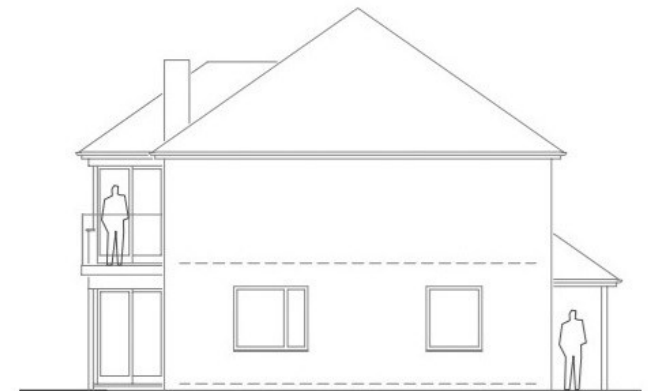
SOUTH–EAST ELEVATION



NORTH–EAST ELEVATION



NORTH–WEST ELEVATION



SOUTH–WEST ELEVATION

Tregolds Building Plot, St Merryn
PL28 8PZ £375,000 guide

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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.

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 Barneclutt 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.

To find Tregolds Building Plot, leave Padstow and follow the B3276 towards Trevone and St Merryn. Follow this road for approximately 2.7 miles. Pass the Cornish Arms pub and continue into the heart of St Merryn. At the crossroads with the garage on the corner, turn left and continue along this road for approximately 1.5 miles. Tregolds Building Plot can be found on the right hand side. The postcode for satellite navigation is PL28 8PZ. What3words: bike.refusals.dispose

