



Runsley



Runsley Peguarra

St. Merryn, Padstow, Cornwall, PL28 8PA

Treyarnon Bay 2.1 miles - Padstow 2.9 miles - Wadebridge 9 miles

Detached three bedroom bungalow on a quiet cul-de-sac in St Merryn

- Detached Bungalow
- Open Plan Living
- Close To The North Coast
- Ample Parking
- Freehold
- Three Double Bedrooms
- Popular Village Location
- Countryside Views
- Mature Gardens
- Council Tax Band: E

Guide Price £825,000

DESCRIPTION

Runsley is an immaculately presented detached bungalow set on a generous plot in a quiet cul-de-sac in St Merryn. The current owners have renovated and extended the property to create a beautiful home with open plan living.

SITUATION

The property is situated in the bustling village of St Merryn which offers 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. There is also a doctors surgery and Primary School with an excellent reputation.

The popular sandy beaches of Treyarnon Bay, Harlyn Bay, Trevone Bay, Constantine Bay and Porthcothan are all located within a 1 to 4 mile radius, and the premium Trevose Golf and Country Club is only 1 mile (approx) from the centre of the village. The historic and picturesque fishing town of Padstow is just over 3 miles distant and the thriving market town of Wadebridge is within 9 miles.

The nearest mainline station is Bodmin Parkway which is approximately 20 miles distance with the nearest airport at Newquay just 12 miles away.



ACCOMMODATION

The front door leads into a generous entrance hall with a double airing cupboard and access to the kitchen/diner, three double bedrooms and the shower room. The kitchen diner opens into a garden room and offers a light and airy space, perfect for socialising whilst taking in the surrounding countryside. The shaker style kitchen offers a range of base and wall units with L-shaped breakfast bar and oak worktops, marble sink with mixer tap, eye-level oven, gas hob with extractor hood and an integrated dishwasher. The garden room benefits from four Velux windows and sliding doors leading to the rear garden. From the kitchen, there is access to the utility room and sitting room. The sitting room has two bay windows overlooking the front of the property and a chimney breast with electric fire. The utility room benefits from a range of base and wall units, sink with mixer tap, space and plumbing for appliances, window and door to the rear garden and access to the integral garage. The garage houses the combi boiler and has light, power, a window to the side and an electric roller door.

The master bedroom is a generous double room with a built-in triple wardrobe, bay window to the front and an en-suite shower room with double walk-in shower, wall mounted heated towel and vanity unit with wash hand basin and WC. Bedrooms Two and Three are both substantial double rooms with windows overlooking the rear garden and countryside beyond. The shower room benefits from a walk-in shower, wall mounted heated towel rail and vanity unit with wash hand basin and WC.

OUTSIDE

On approach to the property is a substantial brick paved driveway for multiple vehicles and two lawned areas which are bordered with mature shrubs and trees. To one side of the bungalow is a gate through to a vegetable patch and pathway to the rear garden. The rear garden has open views of the surrounding countryside and is mostly laid to lawn and bordered with mature shrubs and trees with a decked area perfect for sitting out on. On the other side of the bungalow are two back to back sheds, one that can be access from the rear garden and the other from the front.

SERVICES

Mains electricity, gas, water and drainage. Please note, the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendors appointed agents, Stags 01208 222333

DIRECTIONS

From Wadebridge, drive to the top of Westhill and take the first exist onto A39. After 1.2 miles turn right onto the A389, continue for 3 miles and turn right. Continue for another 1.4 miles and turn left on to B3276. Follow the same road into St Meryn, passed The Cornish Arms and turn right onto Peguarra Close. Follow the road to the end and turn left into the cul-de-sac (still named Peguarra Close). The property is located on your right hand side.

What3Words: ///poetic.dissolves.chess



These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 1842 sq ft / 171.1 sq m (includes garage)
For identification only - Not to scale

Ground Floor

- Bedroom 1: 4.78 x 3.58m (15'8" x 11'9")
- Bedroom 2: 3.86 x 3.56m (12'8" x 11'8")
- Bedroom 3: 3.78 x 2.97m (12'5" x 9'9")
- Entrance Hall: 5.31 x 3.53m (17'5" x 11'7")
- Sitting Room: 6.30 x 3.89m (20'8" x 12'9")
- Kitchen / Dining Room: 6.30 x 3.56m (20'8" x 11'8")
- Utility: 3.51 x 2.16m (11'6" x 7'1")
- Garden Room: 5.61 x 3.12m (18'5" x 10'3")
- Garage: 5.11 x 3.28m (16'9" x 10'9")

Energy Efficiency Rating

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
	71	79

England & Wales EU Directive 2002/91/EC

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