



2 Tregolds Lane

2, Tregolds Lane, St. Merryn, Padstow, PL28 8PZ



Padstow 3.8 Miles - Wadebridge 8.6 Miles -
Constantine Bay 2.2 Miles

A detached, four bedroom house with generous gardens, two reception rooms, garage and off-road parking.

- Detached House
- No Onward Chain
- Four Bedrooms
- Two Reception Rooms
- Sought-After Village Location
- Garage
- Off Road Parking
- Generous Gardens
- Freehold
- Council Tax Band: E

Guide Price £695,000

SITUATION

The property is situated in the popular village of St. Merryn, which offers a range of amenities including restaurants, post office/grocery store, bakers, 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, golden sandy beaches of the Seven Bays are all located within a 1 to 4 mile radius offering beautiful coastal walks and panoramic views. 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.

Newquay airport is 7.5 miles away with regular scheduled flights to both domestic and international destinations. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth. Access to the A30 can be gained at Bodmin connecting the cathedral towns of Truro and Exeter.

ACCOMMODATION

On entrance you are greeted by a spacious porch through to a generous hallway which gives access to the sitting room, dining room, kitchen/breakfast room, cloakroom and stairs to the first floor with a storage cupboard below. The sitting room boasts a dual aspect, flooding the room with light and a fireplace with a slate hearth. Bi-fold doors open to the rear garden. The generous dining room has a large window overlooking the rear garden. The kitchen/breakfast room has a range of base and wall units, eye-level microwave, electric oven and hob, built in fridge and dishwasher and sliding doors leading to the patio, perfect for al fresco dining. The utility room has base units, space for white goods, sink with a mixer tap and doors which give access to the garage and rear garden. The garage has power and an electric up and over door.

The first floor landing gives access to all bedrooms and the family bathroom. Bedrooms two and three have built in storage, space for a

double bed and a window to the rear, bedroom four also offers built in storage and space for a single bed. Bedroom one has a window to the rear and an ensuite shower room with a wall mounted heated towel rail, low-level WC and basin. The family bathroom has a bath with overhead shower, low level WC, basin and privacy window to the front.

OUTSIDE

The rear garden is mostly laid to lawn with a patio, raised flower beds, pond and an array of mature shrubs and trees. At the front, the garden is laid to lawn and offers off-road parking and access to the garage and front door.

SERVICES

Mains electric and water. Oil fired central heating. Shared septic tank drainage, which is managed by Cornwall Council at no cost. Broadband availability: Ultrafast. Mobile phone coverage: Limited voice and data. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

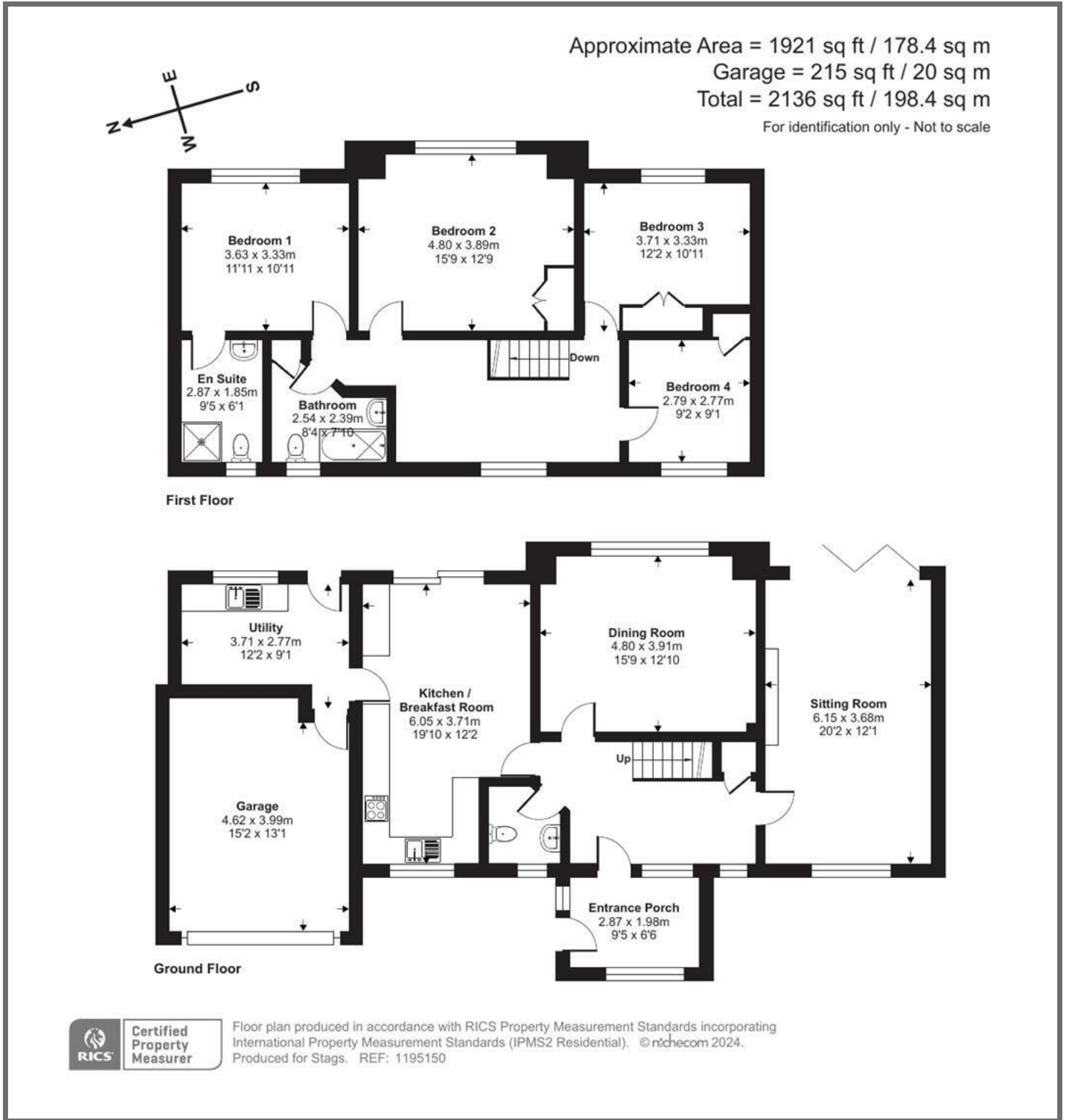
Strictly by appointment with the vendors appointed agents, Stags 01208 222333

DIRECTIONS

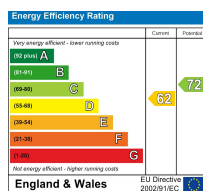
From Wadebridge, drive to the top of Westhill and take the first exit onto A39. After 1.2 miles turn right onto the A389, continue for 3 miles and turn left onto the B3274. Continue for 1.3 Miles and turn right, following the sign to St Merryn Park. Follow the road for approximately 1 Mile and go straight over the cross junction. Continue for 1.5 Miles and Tregolds Lane will be on your right.

What3words: ///stag.rang.divides





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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