



STAGS

1 Warwick Close

St. Merryn, Padstow, PL28 8LH

Treyarnon 1.8 miles - Padstow 3 miles - Wadebridge 9 miles

A substantial five bedroom detached house in the centre of the sought after village of St Merryn.

- Detached Home
- Sought After Location
- Open Plan Kitchen/Dining Room
- Garage
- Freehold
- Five Bedrooms
- Two Shower Rooms
- Private Garden
- Private Parking
- Council Tax Band: E

Guide Price £675,000

SITUATION

The property is situated in the heart of 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.



DESCRIPTION

Built in 2002, 1 Warwick Close is an impressive and spacious residence, set within an exclusive gated development of just four homes. This well-appointed home provides generous and flexible accommodation across two floors, ideally suited to both families and those seeking multi-generational living.

ACCOMMODATION

The ground floor is centred around a superb open-plan kitchen/dining room, thoughtfully designed for modern living and entertaining, with a separate utility room and direct access to the rear patio via sliding doors. Leading off the dining area is a dual-aspect sitting room, while an inner hallway provides access to two ground-floor bedrooms and a shower room—perfect for guest accommodation or single-level living if desired.

Upstairs, the first floor is filled with natural light thanks to Velux windows and comprises two spacious double bedrooms, one benefitting from built-in wardrobes, and a charming small double with a Juliet balcony. A stylish shower room completes the upper floor.

OUTSIDE

Externally, the property offers a single garage and a driveway providing off-road parking. The rear patio offers a wonderful private space, ideal for outdoor dining and a well-maintained lawn is situated to the side of the property.

SERVICES

Mains electricity, water and drainage. Mains gas central heating. Broadband availability: Superfast. Mobile phone coverage: 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 right. Continue for another 1.4 miles and turn left on to B3276. Follow the same road into St Merryn, past The Cornish Arms and continue to the crossroads. Turn left at the crossroads and take the next left into a private, gated driveway signposted Warwick Close.

What3Words: //taskbar.finalists.poets



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.

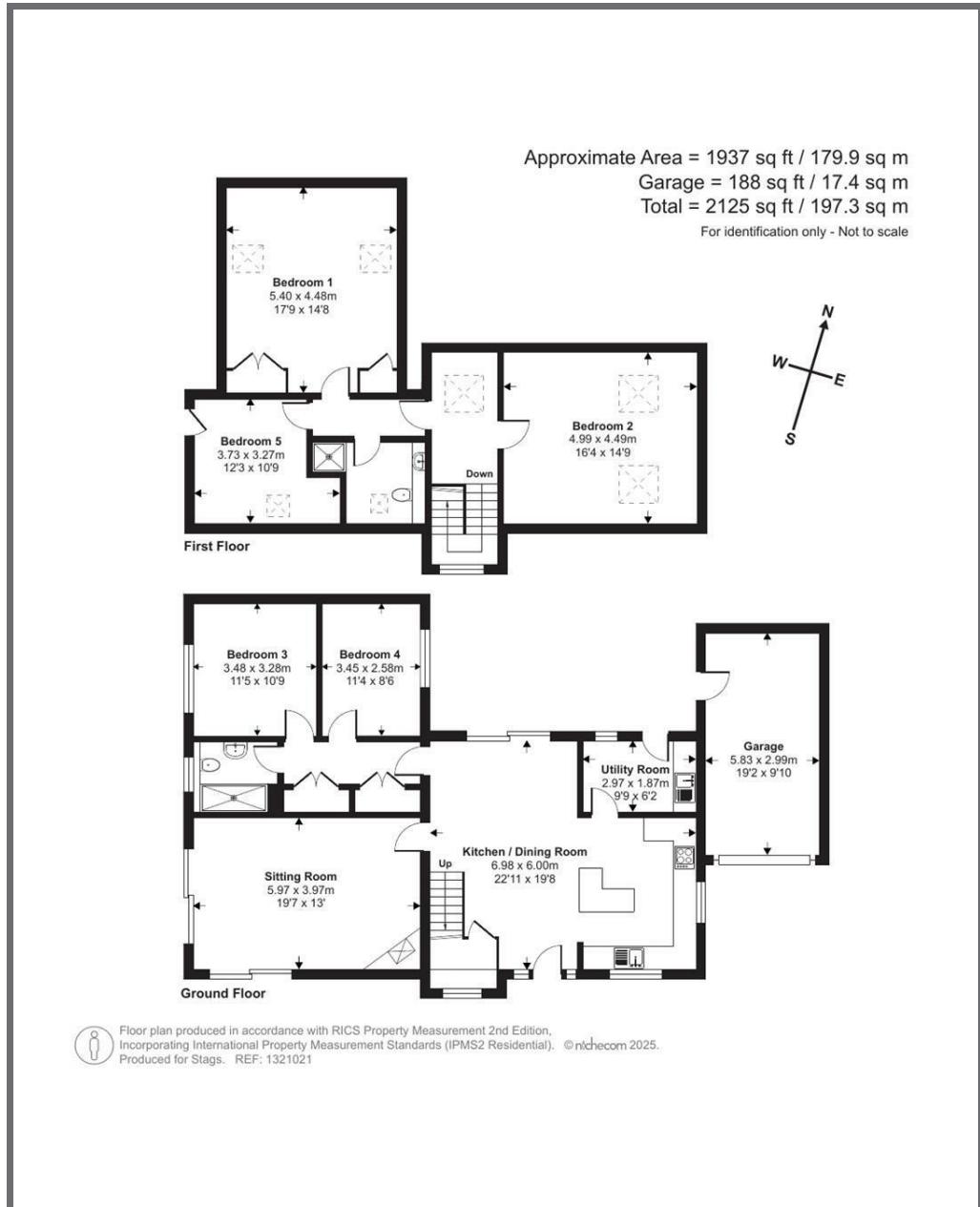


Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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