



CORNWALL
ESTATES
PADSTOW



ROHRS & ROWE



4/5 BEDROOM BRAND NEW ARCHITECT DESIGNED DETACHED HOUSE FINISHED TO AN EXCEPTIONAL STANDARD



1 Churchtown Rise, St Merryn, Padstow, PL28 8PF

- Detached
- Brand-new
- 41' Kitchen/Living/Dining Room
- Sitting room / Bedroom 5
- Spacious entrance hall
- Stunning principal bedroom suite
- with 2 balconies
- 3 further en suite bedrooms
- Utility room
- Ground floor shower room
- Double glazing (TBC)
- Detached double garage
- Parking for numerous cars
- Westerly rear garden
- Over 2500 square feet of accommodation
- Fibre Broadband available upto 300 Mbps
- Under floor heating to ground floor
- Mains gas heating
- Solar thermal panels
- Highly energy efficient
- EPC B
- Council Tax Band: TBC





PROPERTY

A brand-new architect designed detached house, located within the highly sought-after village of St Merryn, in the heart of the Seven Bays, just to the south of Padstow.

This exceptional house is located within an exclusive new development of just eight similar sized houses, set on the eastern side of the village, close to Rick Stein's pub, The Cornish Arms. Number 1 sits on the seaward side of the development, enjoying views towards the sea and headland at Harlyn Bay and of the surrounding open farmland. This exceptionally stylish property has been designed and finished to an exacting specification, using materials both internally and externally that can only be described as being of the utmost quality, combined with fastidious attention to detail to all of the finishes throughout. The accommodation is very spacious throughout, with nearly 250 square metres of floor space and a detached double garage that measures 5.7M x 5.7M.

The large entrance hall is bathed in natural light and features a bespoke oak and glazed staircase. The feature room of the house is the 41' open kitchen/dining/living room that is located to the rear of the ground floor. The room features two sets of large sliding double glazed doors, that both open out to the rear gardens, one being in the sitting area and the other in the dining space. On the western side of the room is a large boxed bay window. The spacious sitting area has a contemporary yet cosy feel, created by wood style herringbone flooring and a wood burning stove.

The sleekly designed kitchen is light grey and the large feature island is navy in colour, creating a stunning contrast. Gloss white work surfaces are the perfect finishing touch and there are numerous fitted Neff appliances. Underfoot are light grey flagstone sized tiled flooring, over underfloor heating. A spacious utility room is also fitted with the same grey kitchen units and flooring and there is a door opening to the side leading onto the large parking area and the detached double garage.

To the front of the ground floor is a good-sized dual aspect room that can either be utilised as a reception room or a fifth bedroom, and there is a ground floor shower room on the opposite side of the adjoining hallway.

Upstairs, the landing gives access to 4 bedrooms. The principal bedroom suite is a spectacular triple aspect room. A double height vaulted ceiling creates a cathedral like effect to the room, complimented by architectural glazing and two sets of doors that open onto two separate balconies, the larger of which enjoys views towards Harlyn Bay and of some the surrounding countryside. The three additional bedrooms are all good-sized double rooms and each has either an en-suite shower or bathroom.

To the rear is a level garden, enclosed by a beautiful Cornish stone boundary wall. The garden is the perfect entertaining space as it benefits from westerly light and it enjoys a large patio area. There are lawned and gravelled areas too, surrounded by planted borders and beds. At the side is a large gravelled parking area providing parking space for a number of cars. The detached double garage measures 5.7 metres x 5.7 metres







Padstow



Constantine Bay



Harlyn Bay



Camel Estuary

LOCATION

Churchtown Rise is set within the highly desirable village of St Merryn, in the heart of the magnificent Seven Bays, just to the south of Padstow.

The Seven Bays area is named after the seven bays that surround St Merryn, providing a different beach to visit for each day of the week! It has for many years been one of the most favoured and sought-after locations in Cornwall, particularly for people wanting to enjoy some of the best coastline and lifestyle that Cornwall has to offer. Its fine sandy beaches and excellent surfing opportunities are amongst the best in the county and, for keen golfers, the championship golf course of Trevose is a must.

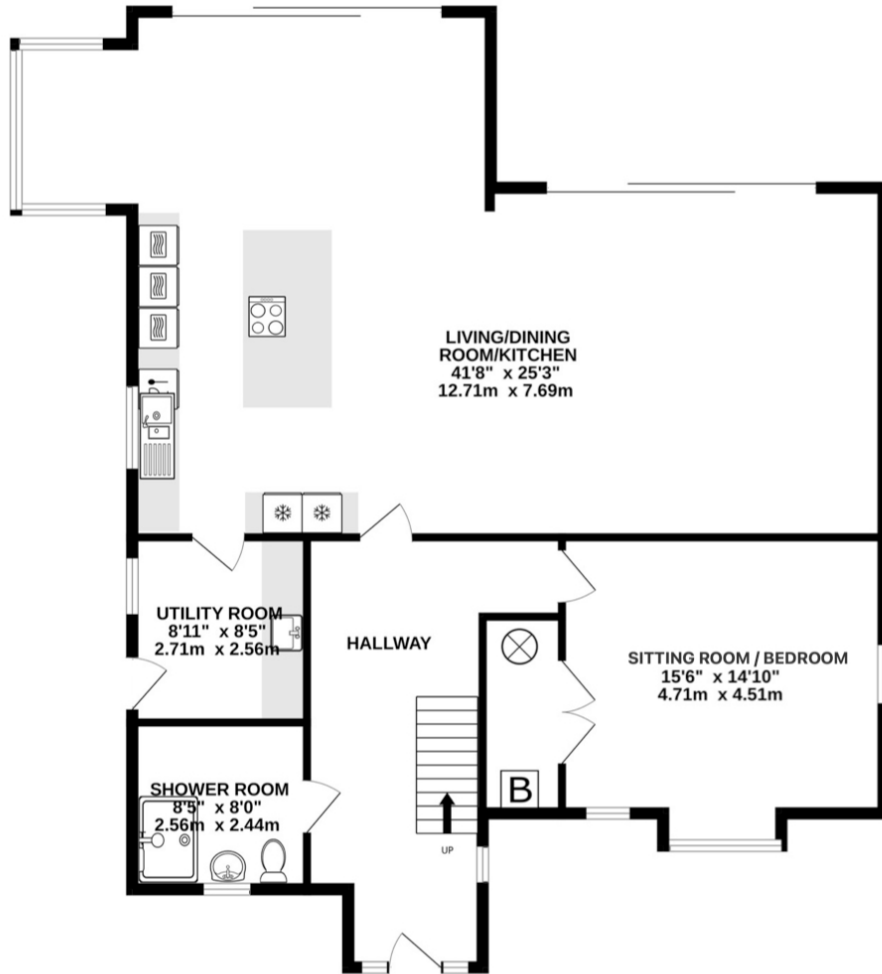
St Merryn has an excellent range of facilities and eateries. Rick Stein's Cornish Arms pub is just a few moments away from Churchtown Rise, on the opposite side of the road. Other excellent restaurants and eateries included Rafferty's, The Olive Tree and the Farmers Arms to name but a few. Located above Harlyn Bay, between St Merryn and Constantine Bay is the renowned Pig Hotel, providing fine dining and 5 star accommodation. Padstow itself is only minutes away, which is home to Rick Stein's original and most famed Seafood Restaurant. The town is also host to many other well known restaurateurs including the Michelin starred chef Paul Ainsworth at his flagship restaurant 'Number 6'.

Just outside Padstow at St Issey is the excellent Trevibban Mill Vineyard and further up the Camel Estuary there is the internationally acclaimed Camel Valley Vineyard. Wadebridge is also within easy reach and hosts a wide range of interesting boutique shops. Newquay Airport is only approximately 20 minutes drive away and provides daily flights to airports across the country, as well as other locations around Europe.

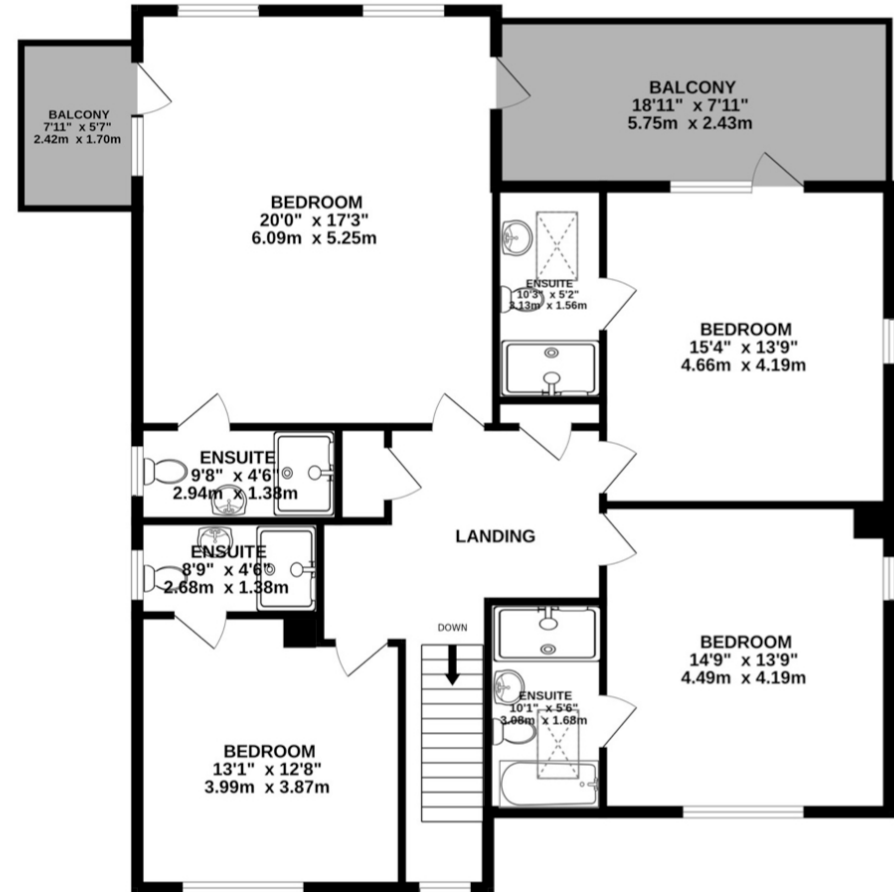




GROUND FLOOR
1369 sq.ft. (127.1 sq.m.) approx.



1ST FLOOR
1287 sq.ft. (119.6 sq.m.) approx.



TOTAL FLOOR AREA : 2656 sq.ft. (246.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023



Services: Mains electricity, water, drainage and gas. Solar thermal water heating. Fibre broadband available with speeds of upto 300 Mbps.

Directions: What3words: raven.basket.mainframe.

IMPORTANT NOTICE: Rohrs & Rowe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of the client or otherwise. Rohrs & Rowe assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statement or representation of fact. All areas, measurement or distance are approximate. The descriptive text, photographs and plans are all for guidance only and are not in any way comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Rohrs & Rowe, their clients and any joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise. Any items, equipment or fixtures and fittings shown may not necessarily be included within the sale.

CORNWALL ESTATES

TELEPHONE 01841 550999

EMAIL sales@cornwallestates.co.uk

WEBSITE www.cornwallestates.co.uk

ROHRS & ROWE

TELEPHONE 01872 306 360

EMAIL Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk

