



ROHRS & ROWE



Agan Chi  
St. Merryn  
Padstow  
Cornwall  
PL28 8NQ

- Three storey detached house
- Stylish contemporary design
- Spacious accommodation
- 29'9 x 11'5 open plan kitchen / diner
- 16'8 x 11' lounge
- Main bedroom suite with walk-in wardrobes
- En suite guest bedroom
- 3 further double bedrooms
- Large family bathroom
- 2 large loft rooms
- Utility room
- Ground floor shower room and WC
- Integral double garage & parking for several cars
- South and westerly rear gardens
- EPC B
- Council Tax Band F



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#### PROPERTY

Agan Chi is an architecturally striking contemporary styled 5-bedroom detached house, located within the heart of the highly sought-after village of St Merryn. This stylish and spacious three storey house was built in 2019 to a high specification of both finish and construction, with energy efficient materials and design that provide it with an excellent EPC rating of B.

The accommodation is very spacious throughout, with over 2500 square feet of floor space, with a particularly striking and nice element of its design being the oversized high ceilings of the ground floor. The large entrance hall is an excellent introduction to the house, bathed in natural light from a two-storey gabled window extending above the entrance door. The entrance hall is open plan to the kitchen and it also features a bespoke timber and glass staircase and there are doors to the lounge, utility room, ground floor shower room and the WC. The impressive 29'9 open plan kitchen diner is located to the rear of the ground floor and features a contemporary navy blue fitted kitchen and the room also enjoys access to the gardens via sliding doors off the dining area. The spacious lounge is located at the front and features a contemporary fireplace and two large windows. The first-floor houses the 5 bedrooms. The vast main bedroom has an en suite shower room and there are two discreetly positioned walk-in wardrobes. The main guest bedroom is also en suite and the three additional double bedrooms are serviced via a large family bathroom, that contains both a shower and bath.













**HARLYN BAY**



**TREYARNON BAY**



**PORTHCOTHAN BAY**



**CONSTANTINE BAY**

#### **LOCATION**

Agan Chi 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'.











# Agan Chi, St. Merryn, Padstow, PL28 8NQ

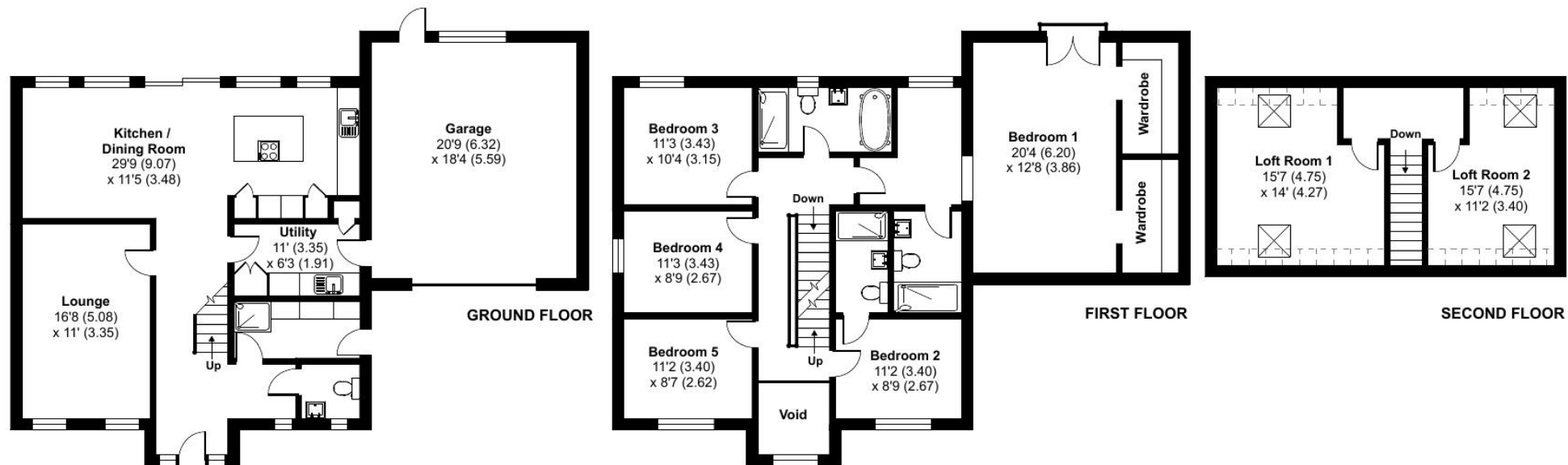
Approximate Area = 2521 sq ft / 234.2 sq m

Limited Use Area(s) = 65 sq ft / 6 sq m

Garage = 378 sq ft / 35.1 sq m

Total = 2964 sq ft / 275.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Rohrs and Rowe. REF: 1058791





**Services:** Mains electricity, water, drainage and gas.

**Directions:** What3words: reheat.butter.suggested

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