



CORNWALL
ESTATES
BOSTON



ROHRS & ROWE

4 Churchtown Rise
St Merryn
Padstow
PL28 8PF

- Detached
- Brand-new
- 50'1 x 23'3 kitchen / lounge / dining room
- Sitting room / Bedroom 5
- Spacious entrance hall
- Stunning principal bedroom suite with balcony
- 3 further bedrooms (2 en suite)
- Utility room
- Ground floor shower room
- Detached double garage
- Parking for numerous cars
- Southerly rear garden
- Fibre Broadband available up to 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 4/5 bedroom architect designed detached house, offering spacious and contemporary living spaces and stylish design throughout. Number 4 Churchtown Rise is located within an exclusive new development of just eight similar houses, set on the eastern side of the village of St Merryn, close to Rick Stein's pub, The Cornish Arms and just minutes from notorious beaches of the Seven Bays, just to the south of Padstow.

The house enjoys stunning southerly views over mile-upon-mile of open countryside from its rear aspect and from the first floor of the front side of the house, there are some views of the sea at Harlyn Bay. The house has been designed and finished to an exacting specification, using materials of the utmost quality both internally and externally, combined with fastidious attention to detail paid to all of the finishes. The accommodation is very spacious throughout, with circa 260 square metres of floor space and there is a detached double garage that measures 5.7M x 5.7M. The entrance hall features a bespoke oak and glazed staircase, with a galleried landing above. The open-plan lounge/dining/kitchen is the feature room of the house. This vast L-shaped measures over 50' x 23' and enjoys three sets of either sliding or French glazed doors that open to the southerly rear gardens.

The contemporary styled dark navy kitchen has contrasting white worktops over and there is a feature large island and numerous fitted Neff appliances. A vaulted ceiling creates a dramatic effect, as well as adding a sense of both volume and space. A vast utility room is also fitted with matching units and flooring and there is a plant room accessed from it too. The ground floor also houses a large fifth bedroom suite, that could also be utilised as a reception room. There is also a ground floor shower room on the opposite side of the hallway.

The first floor has 4 double bedrooms, 3 of which are en suite and there is a large family bathroom. The principal bedroom suite has a vaulted ceiling and a feature gabled window with a door opens onto a large balcony that enjoys the best of the views of the surrounding countryside. The three additional bedrooms are all good-sized double rooms, two of which have an en-suite shower rooms.

The level rear garden faces south and comprises of areas of lawn, paved patios and low maintenance planting. It is enclosed to the rear by contemporary timber fencing with slate capping over. The garden is the perfect space in which to entertain or to just sit and enjoy the views. At the side is a large gravelled parking area providing parking for a number of cars and it leads to the detached double garage that measures 5.7 metres x 5.7 metres.









Harlyn Bay



Constantine Bay



Treyarnon Bay



Porthcothnan Bay

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 Trevoise 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'.

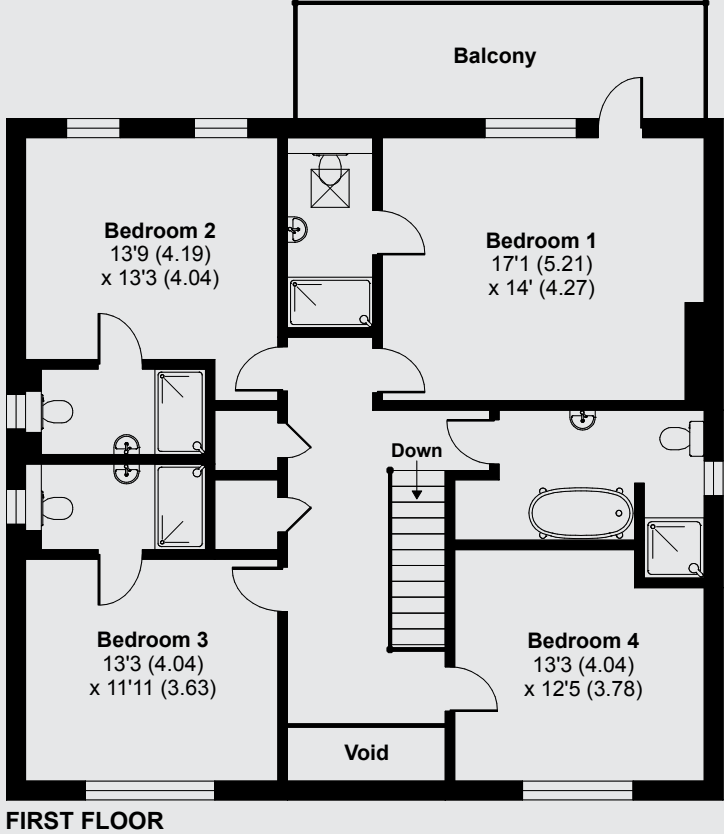
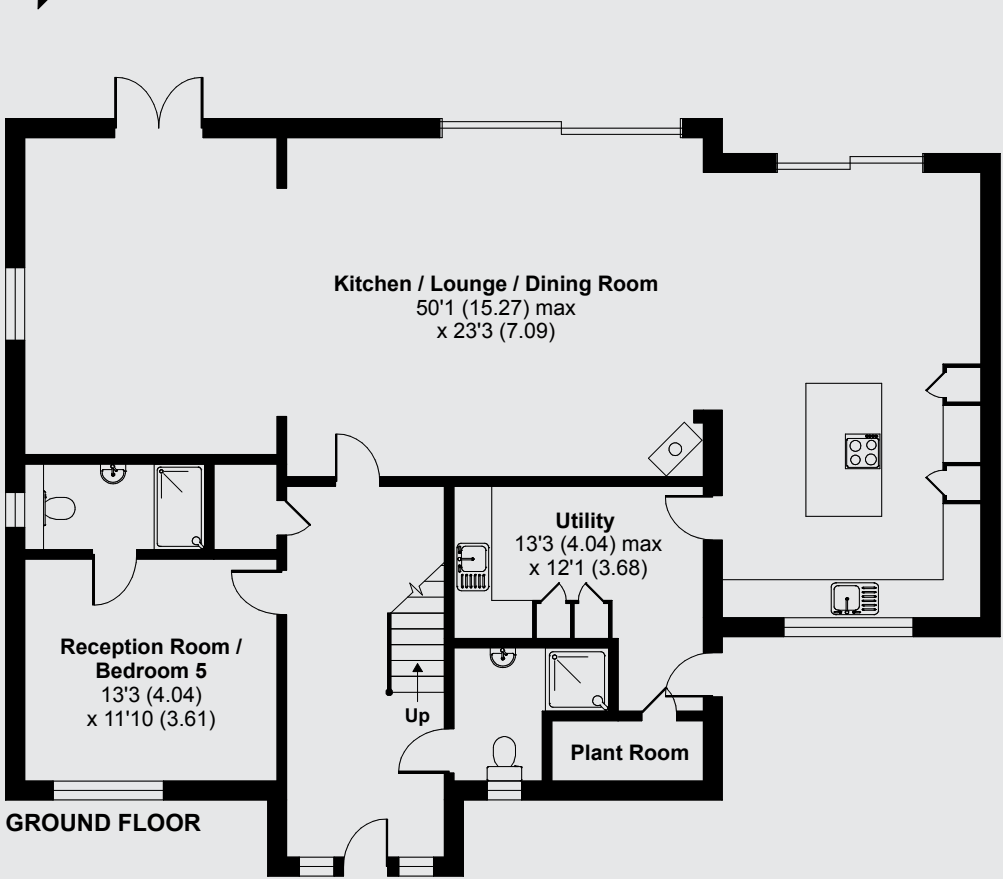
Just outside Padstow at St Issey is the excellent Trevibban Mill Vineyard and further up the Camel Estuary there is the internationally acclaimed Camel Valley Vineyard. Wadebridge is also within easy reach and hosts a wide range of interesting boutique shops. Newquay Airport is only approximately 20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



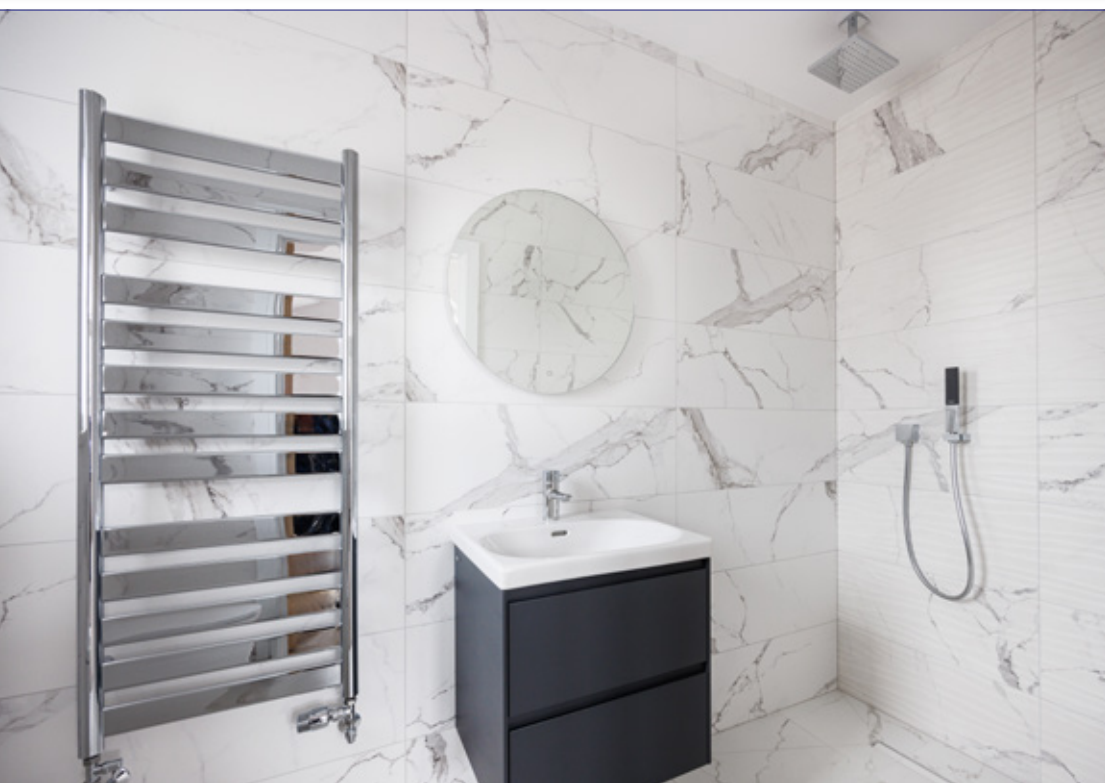
Churchtown Rise, St Merryn, Padstow, PL28 8PF

Approximate Area = 2799 sq ft / 260 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). © nchecon 2023. Produced for Rohrs and Rowe. REF: 1063476





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

