



CORNWALL ESTATES

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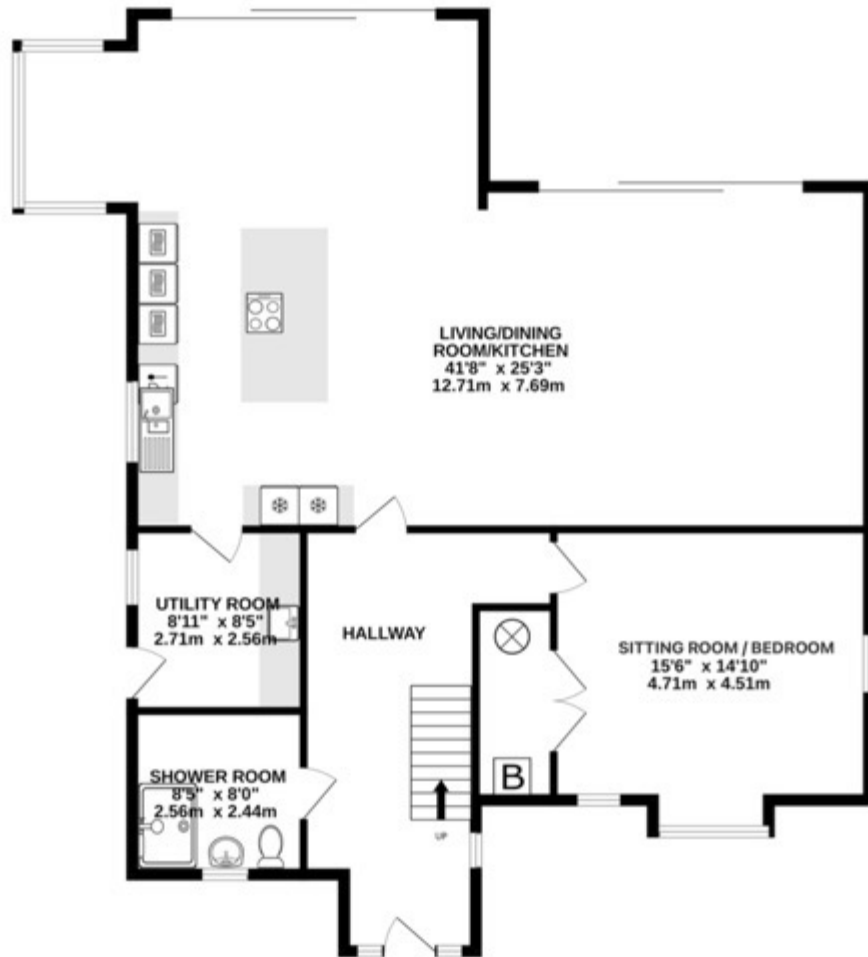
8 CHURCHTOWN RISE,
ST MERRY, PL28 8PF

£1,395,000

- Brand New Detached Home
- High Specification
- Double Garage
- Landscaped Gardens
- Far Reaching Views
- Exclusive Development
- Five Bedrooms
- Five Bathrooms



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.

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8 Churchtown Rise is one of a select few properties in this exclusive development located within the ever-popular village of St Merryn. This brand-new, detached residence enjoys contemporary design features throughout and boasts views of the rolling countryside and the sea beyond.

Designed and built by a local developer to sit comfortably in its surroundings, this superior home has been built with luxury in mind and features a high specification interior which achieves a perfect balance of style and substance.

The impressive exterior showcases a stunning combination of wood cladding, Cornish stone and modern render which highlights the buildings crisp lines. Softened by lavender bushes and grasses which have been sensitively added to the stone borders around the home, the quality of this house is apparent from the external areas.

As you enter the double height entrance hall, you are introduced to the generous proportions of this home. Beautiful stone tiles stretch through the hallway and into the open plan kitchen and dining area which features a large island unit with wood-topped breakfast bar and ample space for a large family dining table. Leading off the kitchen is a well-appointed utility with space for a washing machine and tumble dryer and direct access to the side of the property.

The living area sits adjacent to the kitchen and creates a wonderfully connected and social space. Natural light floods the area through large sliding doors which seamlessly connect the inside to the patio and garden beyond, offering a real opportunity for indoor/outdoor living. Also situated off the central hallway are a family wet room and an additional room which could be used as either a 5th bedroom, playroom, or home office.

The second floor offers 4 bedrooms, all ensuite and featuring Laufen appliances and hardware. The primary bedroom enjoys a beamed vaulted ceiling and views to the sea, as well as access to two balconies. The second bedroom shares the larger of the two balconies and also benefits from views to the sea, and the two further bedrooms are both generous sizes with views to the countryside and superb natural light.



Outdoor Space

Reflecting the attention to detail inside the house, the outside areas have been thoughtfully conceived. Immaculate paving and borders have been considerably added around the property, giving access around the entirety of the home.

Conveniently placed adjacent to the utility door is an outside shower, a must for beachside living. To the rear of the property sits a beautifully landscaped garden bordered by Cornish Stone hedges which can be enjoyed in all weathers thanks to the large, covered terrace area.

A wide, gravelled driveway sits at the side of the home and leads to a garage which can be accessed either by electric roller door or additional side door and has an additional outdoor storage area at the rear.

The Area

St Merryn is a thriving village surrounded by stunning beaches and coastline. The local amenities include a general store, bakery, garage, and surf shop, as well as very well-respected primary school. This small but lively village is home to several pubs and restaurants, including Rick Steins pub The Cornish Arms, located a short stroll from the property itself. The harbour town of Padstow is 2.5 miles away and has year-round appeal due in part to its reputation as a well-respected foodie destination. The town is home to a large selection of eateries, including Rick Steins flagship restaurant, The Seafood Restaurant as well as Paul Ainsworth's highly regarded No 6 and the always buzzing Prawn On The Lawn.

St Merryn is on the route of a regular bus service between Newquay and Padstow. Newquay Airport lies 8.5 miles away and has daily flights to London Stanstead and London Gatwick, as well as several international cities. Bodmin Parkway Station is 20 miles away and has services to London Paddington, including a regular sleeper service.

Services

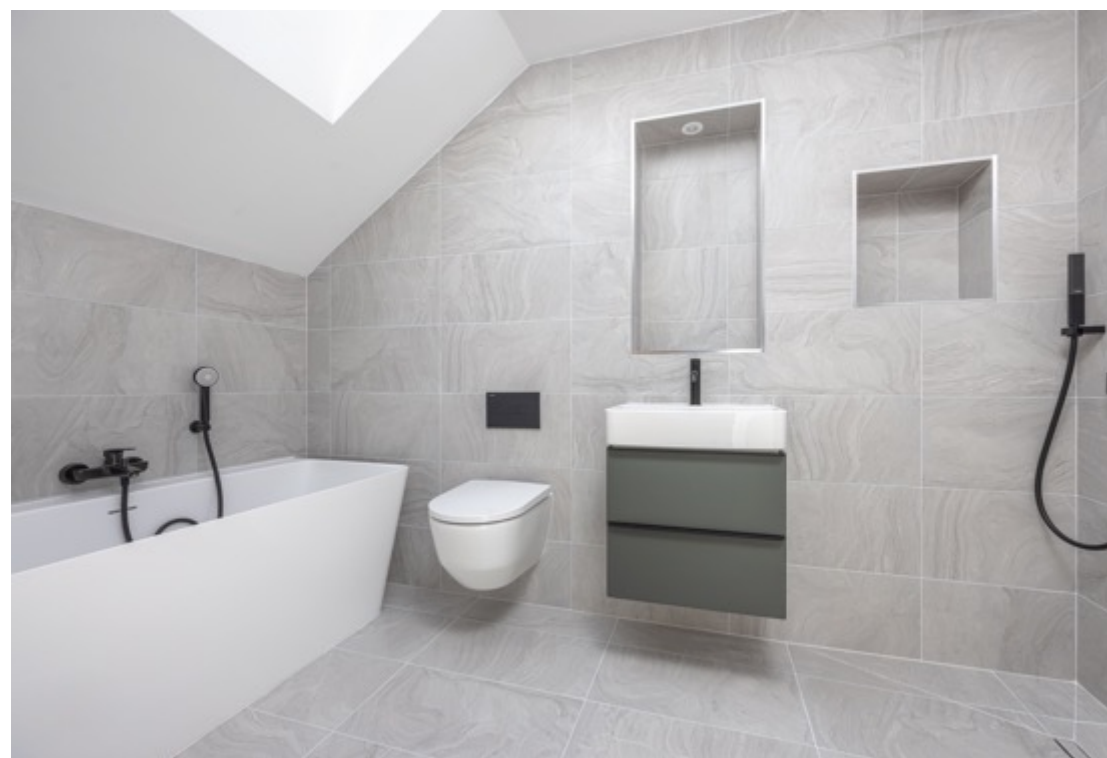
Mains gas, mains electricity, mains water and sewerage.

SAP

Predicted EPC B (84)











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