

CORNWALL ESTATES

PADSTOW



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P A D S T O W

The Links, Peguarras Close,
St Merryn, PL28 8PA

£795,000

- SPACIOUS DETACHED PROPERTY
- DOUBLE GARAGE
- VERSATILE ACCOMMODATION
- TWO RECEPTION ROOMS
- LARGE SUNNY GARDENS
- VILLAGE LOCATION



GROUND FLOOR



FIRST FLOOR



OVERALL FLOOR AREA 218 square metres APPROX

Floorplan for illustrative purposes only and should not be relied upon. All measurements are approximate. No responsibility is taken for any error, omission or mis-statement.

IMPORTANT NOTICE

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63	72	(55-68) D	57	68
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



The Links is an individually designed detached property offering versatile accommodation which we recommend viewing. Set in a large plot, the sunny south facing gardens are private and enclosed, predominantly laid to lawn with separate vegetable garden and patio areas. At the front the brick paved driveway offers room for several vehicles to park.

The accommodation comprises of four bedrooms, two on the ground floor and two on the first floor. The master bedroom is a real feature, with attached dressing room and en-suite bathroom. The reception rooms are each separate yet with an open plan design flowing through the principle living areas.

The internal arrangement provides a number of versatile options and there is scope to create a fifth bedroom if required by utilising the spacious dressing room adjacent to the master bedroom. The fourth bedroom, utility room and integral garage provide purchasers with the option of creating a self-contained annexe with independent access, subject to the requisite planning permissions.

ACCOMMODATION

ENTRANCE

UPVC part glazed front entrance door to;

ENTRANCE PORCH

Tiled floor, radiator, recessed ceiling lights, part glazed double doors to:

RECEPTION HALL

A spacious reception hall with stairs to first floor, radiator, five wall lights, radiator, doors to;

LOBBY

Double glazed window to the front, radiator, ceiling lights, access to loft, slate tiled flooring.

CLOAKROOM

Low level WC, fitted wash hand basin set into unit, part tiled walls, slate tiled flooring, personal door to integral garage.

STUDY

Telephone & television point,

MASTER BEDROOM

Double glazed window to the front, ceiling light, radiator, door to en-suite, open to;

DRESSING ROOM

Double glazed window to the front, radiator, ceiling light, door to hall. Note – this dressing room is appropriately sized and positioned to create an extra bedroom if required.

EN-SUITE

Panelled bath with shower over, fitted wash hand basin, low level WC, bidet, tiled walls, recessed ceiling lights.



KITCHEN

Double glazed window overlooking the rear garden, stable door to the rear garden. A range of base & wall units with under unit lighting. Two oven gas fired AGA, terracotta tiled flooring, arch to sitting room.

DINING ROOM

Patio doors to the rear garden, wooden flooring, radiator, arch to:

LIVING ROOM

Patio doors to the rear garden, two double glazed windows to the side, radiator, fireplace with inset gas fire and slate hearth, two wall lights, television point.

UTILITY ROOM

Double glazed window to the side, door to the side. Stainless steel sink unit, plumbing for automatic washing machine and dishwasher, space for tumble dryer, terracotta tiled flooring, a range of built in cupboards, cooker point, door to integral garage.

RECEPTION ROOM / BEDROOM FOUR

Patio doors to the rear garden, double glazed window to the side, inset gas fire, recessed ceiling lights, wooden flooring.

Stairs to first floor;

LANDING

Velux window to the rear, two built-in storage cupboards.

BEDROOM TWO

Two Velux windows, undereaves storage, radiator, a range of built in wardrobes and storage.

BEDROOM THREE

Two Velux windows, undereaves storage, radiator, a range of built in wardrobes and storage.

FAMILY BATHROOM

Corner bath, double shower, fitted wash hand basin, low level WC, part tiled walls, bidet, access to loft.

FRONT

Brick paved driveway with parking for five vehicles. Mature hedge boundary.

GARDEN

The rear garden is private and enclosed, with a large lawn area, patio and mature hedge boundaries. A gate leads to a vegetable garden with attractive raised planting areas and further patio. Timber garden store.

INTEGRAL GARAGE

Two automatic roller doors, two windows to the side, power & light, central heating boiler.

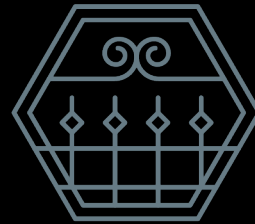
SERVICES / NOTES

Mains gas, electricity, water, drainage. Gas central heating. Full mobile coverage with EE, O2, Vodafone & Three. Brand new boiler installed January 2024. COUNCIL TAX Band D. Freehold. Standard cavity wall construction. Garage plus parking for 5 cars. Property within AONB. Surface water; the chance of flooding is very low. The chance of flooding between 2040 and 2060 is low. Rivers & the sea; the chance of flooding is very low. The chance of flooding between 2036 and 2069 is very low.









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5 Broad Street

Padstow

PL28 8BS

01841 550999

sales@cornwallestates.co.uk