

CORNWALL ESTATES

PADSTOW



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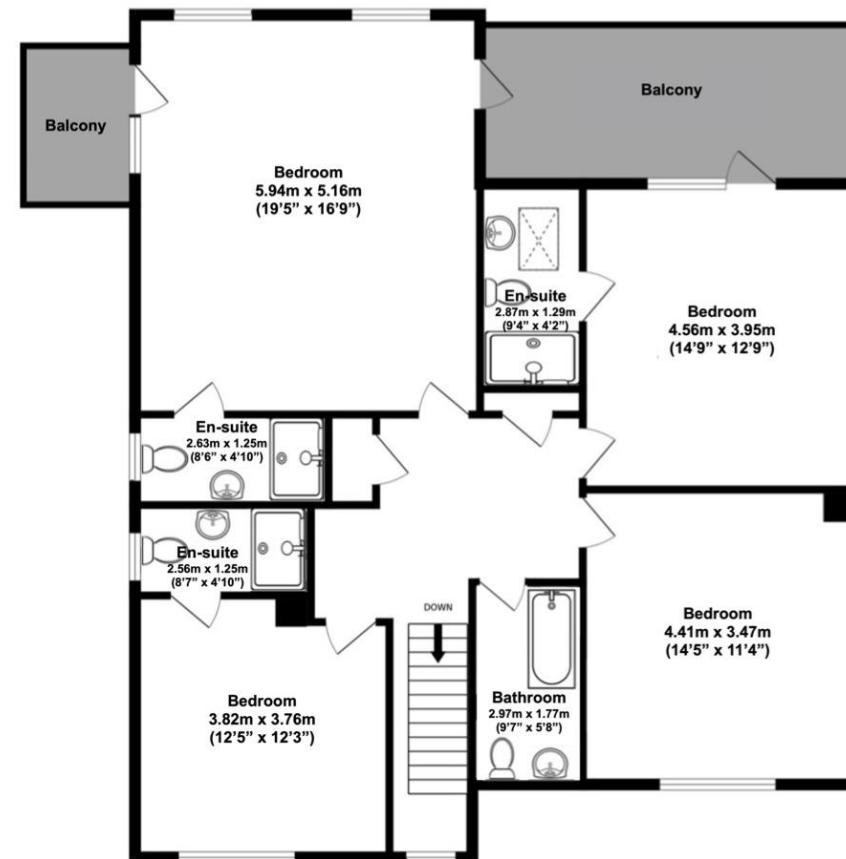
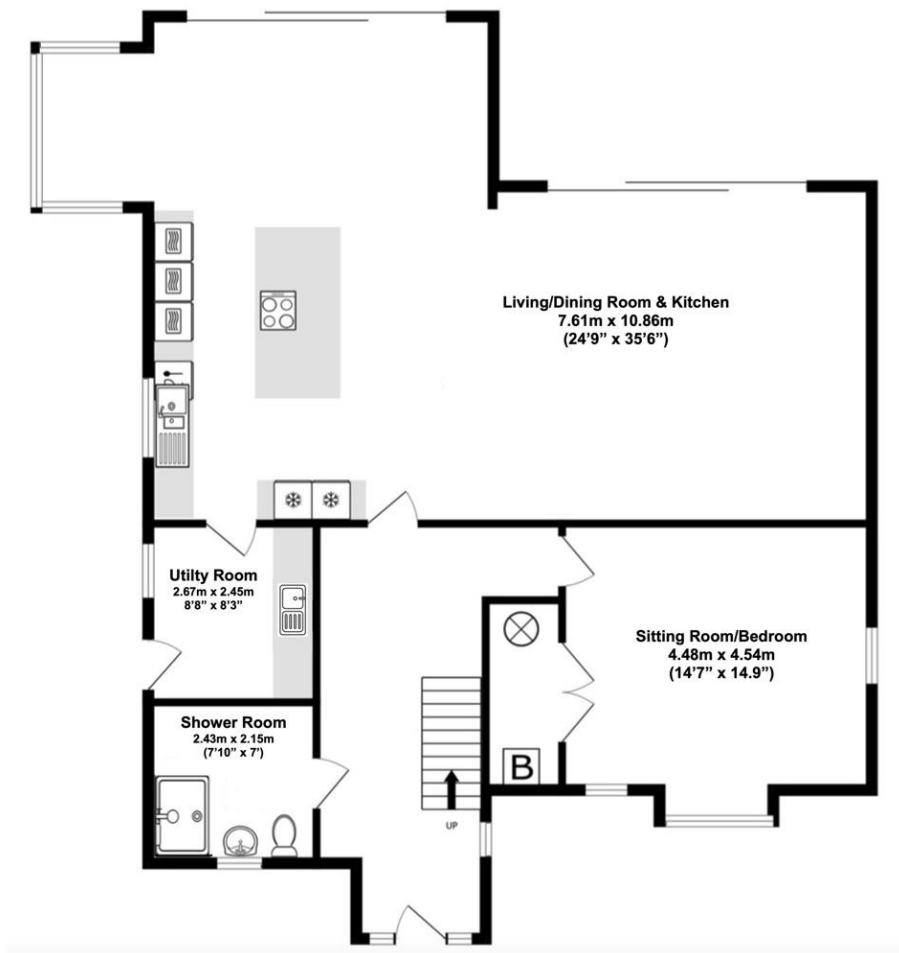
PADSTOW

**7 CHURCHTOWN RISE, ST  
MERRY, PL28 8PF**

**£1,295,000**

- Brand New Detached Home
- Architect Designed
- High Specification
- Double Garage
- Landscaped Gardens
- Exclusive Development
- Five Bedrooms
- Five Bathrooms





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### **Property Description**

An outstanding example of contemporary design and build, No. 7 Churchtown Rise enjoys a delightful position within a brand new, exclusive development, located within the popular village of St Merryn. This superior, detached residence has been constructed with modern luxury living in mind, and boasts a high specification interior and beautifully landscaped grounds.

### **The Tour**

Approaching the property, the use of local materials combined with modern techniques creates a sensitive and seamless aesthetic which grounds the house in its surroundings. The wide and inviting front door welcomes you in to a bright, wide entrance hall featuring a superb oak staircase and double-height stairwell. Passing a large wet room featuring marble wall and floor tiles, you arrive into the huge open plan living, dining, kitchen area, which spans the rear of the house. Two sets of large sliding doors frame the stunning gardens and flood the room with coastal light, whilst giving the opportunity for indoor/outdoor living when the weather allows. A wood burner brings a feeling of warmth and intimacy to the living area and creates a snug zone within this large room. To the left of the space is a modern handle-less kitchen in a striking navy-blue hue with contrasting rose gold highlights featuring a huge island unit, contrasting worktops and built-in, high-quality appliances. The well-placed and spacious utility room boasts the same cabinetry and has space for all necessary appliances as well as a useful door giving access to the side of the property. The homes fifth bedroom sits on this floor, but this flexible space could also be configured as a study, additional snug or dining room, depending on lifestyle needs.



Making your way up the impressive staircase, the upper floor opens out around you. The impressive master suite sits at the rear of the property, featuring a stunning vaulted ceiling and dual aspect balconies overlooking the gardens, as well as a spacious ensuite bathroom. The further four bedrooms on this floor are all generous in size, three have ensuite bathrooms and the fourth has access to the family bathroom, complete with a modern suite including bathtub.

## Outdoor Space

7, Churchtown Rise affords a superb placement on the development, ensuring that the rear of the property enjoys southerly and westerly light and therefore sits directly in the path of the sun. Immaculate paving and borders have been considerably added around the property, giving access around the entirety of the home. Thoughtful and creative coastal planting provides texture and height to the raised beds, and the large lawned area is a perfect canvas for summer entertaining.

A wide, gravelled driveway providing parking for multiple vehicles sits at the front of the home and leads to a double garage with electric roller door. This large, detached building has ample storage space and an additional side door gives access directly to the large rear garden.

## 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.

## IMPORTANT INFORMATION

Mains electricity, solar thermal water heating, mains water, mains sewerage, mains gas central heating, underfloor heating to ground floor. Fibre broadband.

Full mobile coverage with EE, Three, Vodafone & O2

Double garage plus parking for 3-4 cars. Council Tax - Band F

Freehold. Small service charge for private road TBC

Timber frame construction with slate roof and double glazing.

















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