

CORNWALL ESTATES

PADSTOW



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Boslowen, St Merryn,

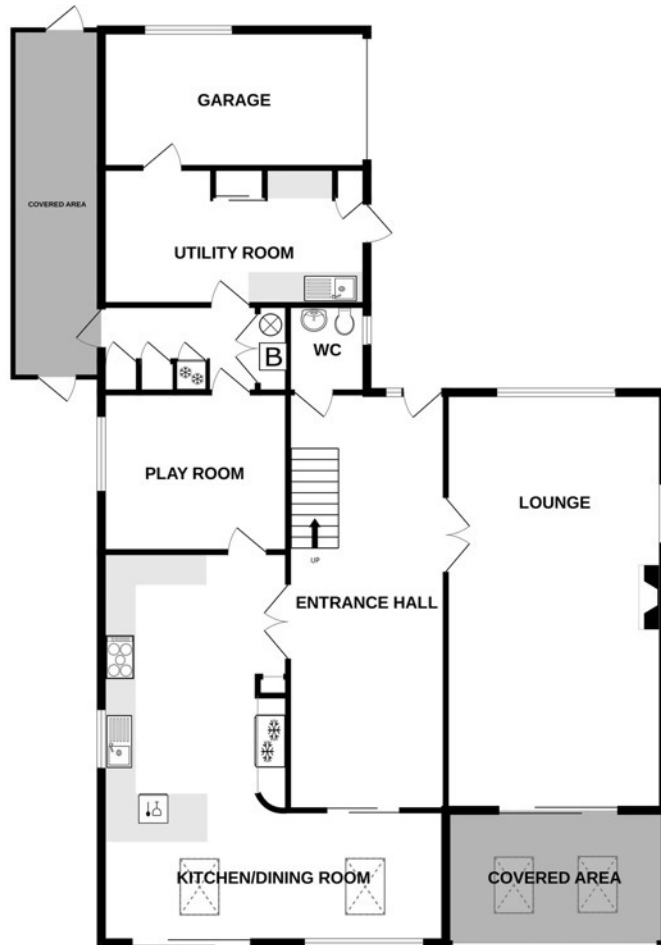
PL28 8NR

£1,100,000

- DETACHED FAMILY HOME
- OVER 3000 square feet
- FIVE BEDROOMS
- LARGE GARDENS
- PLANNING PERMISSION FOR ANNEXE
- GARAGE & AMPLE PARKING
- SHORT WALK TO VILLAGE CENTRE



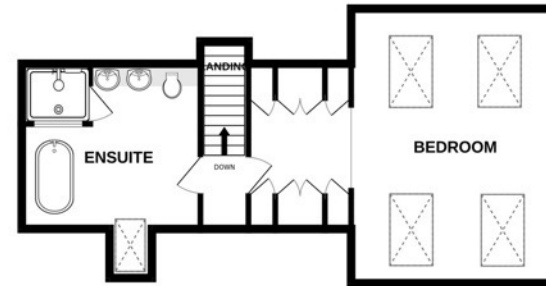
GROUND FLOOR
1630 sq.ft. (151.4 sq.m.) approx.



1ST FLOOR
1020 sq.ft. (94.7 sq.m.) approx.



2ND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 3194 sq.ft. (296.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Boslowen is a superb, contemporary family home, located in the popular village of St Merryn. The interior layout has been carefully designed to embrace modern living, with one light-filled space flowing into the next, and large rear gardens which provide ample space for play and entertaining.

The entrance hall for Boslowen sets the tone for the house, with warm woods and high ceilings creating a welcoming and stylish feel. The solid oak open-tread staircase leads to a semi-galleried landing above, adding a sense of height to this spacious foyer. Moving off to the right, you enter a sleek kitchen, complete with Quooker tap and integrated appliances, including a gas cooker with five burner hob, perfect for the chef of the family. Sitting adjacent to the kitchen are two multi-functional rooms, currently used as a family room and a study, which could be configured to suit. The study opens into a utility room and storage area which houses a built-in fridge and freezer and provides ample pantry-style storage. Moving to the rear of the home through the kitchen, you find a bright dining area, flooded with light which pours in through French doors that open onto the rear garden, and from velux windows above.

Back in the hallway, we enter through another set of double doors into an enormous living room, where triple aspect windows fill the space with light. Oak flooring and a wood burning stove bring warmth and a cosy feel to the room, and a Lutron lighting system provides zoned lighting throughout the home, offering the ability to create pockets of ambient lighting where desired.

Follow the stairs to the first floor, where four bedrooms lead off a galleried landing. The largest of these sits to the rear with views of the gardens, and benefits from an ensuite shower room, whilst the three further rooms are all generously sized and share the family bathroom. The master suite commands the third floor and features a superb bedroom with ample built-in storage and velux windows giving views to the North Cornwall coast, as well as a generous ensuite bathroom with floor to ceiling Travertine tiling.

ENTRANCE

Front entrance door to;

LARGE RECEPTION HALL

Solid oak staircase with low level recessed lighting leads to the first and second floors. Radiator, chandelier ceiling light, Lutron lighting system, doors leading to the living room, dining room and kitchen. Door to;

CLOAKROOM

Double glazed window, low level WC, fitted wash hand basin, radiator.

LIVING ROOM

Double glazed windows to the front and side, double glazed sliding doors to the rear. Recessed ceiling spotlights, two radiators, Lutron lighting system, wood burning stove set in recess.





Kitchen

KITCHEN

A modern range of base & wall units with integrated lighting, incorporating a stainless steel sink unit with Quooker tap, built in dishwasher and microwave, large American style fridge/freezer, five hob gas range cooker and extractor over, built in wine rack, recessed ceiling spotlight, pendant lights, breakfast bar, Travertine tiled flooring, double glazed window to the side, double glazed patio doors to the rear garden, door to family room, open plan to;

DINING ROOM

Double glazed window to the rear, ceiling pendant light, Velux window.

FAMILY ROOM

Double glazed window to the side, recessed ceiling spotlights, radiator, door to;

PANTRY

A range of built in storage units, integrated fridge and freezer, coat hooks, part glazed door to the side, door to;

UTILITY ROOM / OFFICE

Base unit and countertop, stainless steel sink unit, plumbing for automatic washing machine, space for tumble dryer, tiled splashback. Part glazed door to the front, built in dual desk unit with shelving over, heated towel rail, built in cupboard housing Megloflo hot water system and Vaillant boiler, door to;

GARAGE

Window to the side, remote controlled roller door.

Stairs to first floor;

LANDING

Built in double airing cupboard with shelving, doors to;

FAMILY BATHROOM

Double glazed window to the rear, panelled bath, low level WC, shower enclosure, fitted wash hand basin set in unit, heated towel rail, recessed ceiling spotlights.

BEDROOM TWO

Double glazed window to the rear, radiator, recessed spotlights, large built-in wardrobes, radiator, door to;

EN-SUITE

Tiled flooring and walls, heated towel rail, double glazed window to the side. Low level WC, fitted wash hand basin set in wall mounted unit, shower enclosure.

BEDROOM THREE

Double glazed window to the rear, radiator, recessed ceiling spotlights.



Dining Room

BEDROOM FOUR

Double glazed window to the front, radiator, recessed ceiling spotlights.

BEDROOM FIVE

Double glazed window to the side, radiator, recessed ceiling spotlights.

Stairs to second floor;

BEDROOM ONE

Four velux windows, far reaching views to the coastline in the distance, two radiators, two sets of quadruple built in wardrobes with mirrored fronts.

BATHROOM

Velux window, travertine tiled walls and flooring, radiator, heated towel rail, inset bath in tiled surround, feature glass brick wall to shower enclosure, low level WC, dual fitted wash hand basins.

FRONT

Brick paved driveway, shared driveway with next door and ample parking for four vehicles.

REAR

Patio area with curved wall surround, decked area, very large lawned garden with established hedge boundary and Cornish stone wall to the rear.

PLANNING PERMISSION

Under planning reference PA20/05615 there is permission to erect a double garage and annexe. The annexe is partially constructed and watertight, services are connected. Vehicular access is given via the driveway which runs along the Western boundary.

MATERIAL INFORMATION

Mains gas, electricity, water, drainage. Gas central heating. Superfast broadband available. Full mobile coverage with EE, O2, Vodafone & Three. Council tax band E. Freehold. Standard cavity wall construction. Flood risk; 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Dining Room



Bedroom 1



Landing



Bedroom 1



Bedroom 2



Bedroom 5



Bedroom 2



Bedroom 4







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