



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10395

Offers around £550,000

**Pibboli Cottage,  
Carnevas, St Merryn, Padstow, Cornwall, PL28 8PN**

**FREEHOLD**



**Found in a convenient, yet peaceful rural location between Porthcothan Bay and Treyarnon Bay and within close proximity of the bustling harbourside town of Padstow – this detached, versatile up to 5 bed roomed house. Now benefitting from some cosmetic improvement and possible reconfiguration, currently comprising a 3 bed roomed main house and 1/2 bed roomed annexe plus low maintenance sheltered courtyard garden and garaging, just 650 yards from the golden sands at Porthcothan Bay beach.**







### **SUMMARY OF ACCOMMODATION**

**Ground Floor** Conservatory, living room, inner hall, kitchen/breakfast room, utility room, 2 bedrooms, bathroom, kitchenette, wet/shower room.

**First Floor** Living room, double bedroom.

**ANNEXE** Kitchen, living/dining room, inner hall, bedroom 1, en-suite shower room, potential bedroom 2, potential bath/shower room.

**Outside** Sheltered courtyard garden, detached garage, workshop, parking by convention.

### **DESCRIPTION**

Pibboli Cottage has been in our client's ownership for some 24 or so years and has been a much loved, improved and versatile family home, found in a particularly convenient location only approximately 650 yards from the golden sands of Porthcothan Bay beach, within easy striking distance of Treyarnon Bay, Constantine Bay beyond and onto the colourful harbourside town of Padstow with its full range of facilities.

The house offers extensive, versatile accommodation with up to five bedrooms, the whole has been well cared for but can now benefit from cosmetic improvement throughout and potential reconfiguration to suit one's own requirements. As it is currently arranged, the main house comprises a two bedroom ground floor self-contained home, with a shared accessed one bedroom studio annexe and a further, separately accessed one/two bedroomed annexe, albeit the second bedroom is incomplete, and missing a window. The annexe is complemented by an en-suite shower room, which could benefit from replacement, plus the potential for a further bath/shower room accessed off the living/dining room.

It is conceivable that the house may be viewed as an opportunity to demolish what is there, and create an individual two storey detached home in keeping with the two immediate adjacent neighbours, or retained exactly as it is with variations on its layout – and it is not possible to emphasise enough the versatility on offer.

Outside the house benefits from a low maintenance, sheltered courtyard garden which is protected from the elements by the two wings of the L-shaped dwelling, the long side elevation of the detached garage and a mature hedged and treelined boundary to the front, it enjoys a sunny south and westerly aspect, exceptional privacy and is well sheltered from the elements. Beyond the pedestrian front gate, is a concreted envelope which provides off-road parking for 4-5 vehicles by convention and our client has enjoyed unrestricted parking to this area for the last 24 years. It thereafter leads to a small block built workshop/store, which subject to necessary consents could suit an array of purposes.

The setting is particularly pleasant, close to some of the county's most picturesque golden sand beaches, spectacular clifftop walks and is surrounded by many miles of countryside. The immediate fields which surround the house are part of the adjacent holiday park, albeit not used as either camping or caravan fields and is exclusively used in our clients memory as an exercise field and children's play area to the far end of the field.

## **LOCATION**

It is only a short walk from the house to Porthcothan Bay and Treyarnon Bay which is flanked by the further beaches at Booby's Bay and Constantine Bay. These four beaches are excellent for surfing and have many small coves and rock pools ideal for sunbathing and children to play. Also close by are Harlyn Bay and Mother Ivey's Bay beaches which are more sheltered from the prevailing westerly swells making them ideal for swimming. This stretch of coastline is one of Cornwall's most popular and least spoilt with rugged headlands protruding between the beaches all linked by the South West Coast Path which meanders along the entire coastline of Cornwall with nearby beautiful walks including around the National Trust Trevoze Head and Stepper Point at the mouth of the Camel Estuary. The Camel Estuary is also within only a few miles and offers sheltered waters ideal for sailing, kayaking, waterskiing and in more breezy conditions, windsurfing and kite surfing. Trevoze Golf and Country Club is also within a couple of miles and has a championship standard course and there are many other activities in the local area.

Close by are the villages of Constantine Bay and St Merryn which offers a range of day to day facilities including an excellent primary school and a gourmet pub. The nearby town of Padstow has many others including a supermarket. Padstow has become famous in recent years due to Rick Stein's seafood television programmes and the town has flourished with restaurants, cafés and artisan shops throughout its narrow streets and around the

harbourside with sea adventure trips and sailing club and a little further along the coast to the south is Mawgan Porth and the Scarlet Hotel and Spa. On the opposite side of the Camel Estuary is the resort village of Rock which is renowned for sailing, St Enodoc Golf course and various top dining venues nearby, for foodies it is Nathan Outlaw territory. Wadebridge is the largest town in the area and has a sports centre and cinema as well as being on the Camel bicycle trail which runs from Padstow to Bodmin Moor. The nearest mainline train station is at Bodmin Parkway and road access to the area is good via either the Atlantic Highway or the main A30 dual carriageway which links to the motorway network at Exeter. Only a few miles to the south is Newquay Airport at St Mawgan which offers internal and international flights including a regular service to London.

**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

Walled courtyard garden between the main house and its attached annexe leads to a near full width glazed conservatory entrance, with a pair of full height double glazed patio doors opening into the accommodation.

**CONSERVATORY** A large dual aspect space with double glazed uPVC windows on the front and side elevations, looking back across the enclosed walled courtyard garden. With a stone tiled floor and giving access into the main living and separately through to a separate studio annexe which could easily be reincorporated into the accommodation to create one larger three bedroomed house. A pair of part glazed interior doors open from the conservatory through to:-



**LIVING ROOM** A good sized principal living space with light borrowed via the glazed conservatory to the front elevation, and via a uPVC double glazed window on the side elevation which looks through into the boot room with its opaque polycarbonate roof. The focal point of this room is the multi fuel burning stove set on a slate hearth with recesses either side of the chimney breast. From the living room a part glazed interior door opens to:-

**INNER HALL** Serving the kitchen/breakfast room, two double bedrooms and the family bathroom.



**KITCHEN / BREAKFAST ROOM** A light and well proportioned dual aspect kitchen/breakfast room with double glazed uPVC window on the side elevation looking through to the boot room, and two uPVC double glazed windows on the rear overlooking an open grass playing field, with the butler Belfast sink pride of place to enjoy the open aspect. A good sized kitchen with a Heritage range oil fired oven and further freestanding space for appliances.



From the entrance hall doors serving both bedrooms one and two and the family bathroom.

**BEDROOM 1** A good sized bedroom, positioned to the rear of the house with two double glazed uPVC windows on the rear elevation overlooking the open grass playing field with a distant view over rolling countryside.



**BEDROOM 2** Another good sized room with broad window on the front elevation with borrowed light from the glazed conservatory beyond.

**BATHROOM** Comprising a fitted three piece suite with a panelled bath with mixer shower over, pedestal mounted wash hand basin and low level flush wc with a stone and mosaic tiled floor and flooded with light from a uPVC double glazed window on the rear elevation overlooking the adjacent field.



From the conservatory a part obscured glazed uPVC door opens through to the second kitchenette and onto the integral studio annexe.

**KITCHENETTE** Comprising a small range of fitted wall and base units with undercounter space and plumbing for freestanding washing machine/dryer and freestanding electric oven, plus a fitted single stainless steel sink and drainer. A uPVC double glazed window on the side elevation overlooks the adjacent field and to the countryside beyond. The kitchenette leads to a wet shower room and separately with a staircase ascending to the first floor.



**WET SHOWER ROOM** Comprising a low level flush wc, vanity unit mounted wash hand basin and wet shower enclosure with mixer shower, warmed by a wall mounted ladder style heated towel rail and benefitting from an extractor fan.

A staircase ascends to:-

### FIRST FLOOR

**LIVING ROOM** Benefitting from Velux windows on both the front and rear elevations and floods in much natural light and is warmed by a log burning stove which is set on a slate hearth in the corner of the room. Access is also available into useful eaves storage. A door then leads through to:-

**BEDROOM** Again with Velux windows on both front and rear elevations with far reaching countryside views and further access into a useful eaves storage area.





## THE ANNEXE

A part glazed uPVC door opens from the enclosed walled courtyard garden directly into the fitted kitchen and thereafter leading onto the living/dining room which also has a separate pedestrian access out to the front.

**KITCHEN** Flooded with light from a broad uPVC double glazed window on the side elevation, and the part glazed uPVC front door leading into the fully fitted kitchen with a range of fitted base units, an undermounted Belfast sink with space and plumbing for undercounter appliances plus a Rangemaster oven with LPG gas bottle hob and Rangemaster extractor fan over. A broad square opening, with one step leads down to:-



**LIVING / DINING ROOM** Flooded with light from near full height uPVC double glazed patio doors and a fixed side window – across the front elevation enjoying a sunny southerly aspect. The living room is of a good proportion with space for both a dining table and chairs plus sofas etc, and further lit by pendant lights and inset downlighters with an incomplete doorway leading through to what could become a further bath/shower room and separately an archway leads into an:-



**INNER HALL** Serving the bedroom, potential second bedroom and a utility storage cupboard.

**BEDROOM** A well proportioned, dual aspect en-suite double bedroom with double glazed windows on both side elevations, flooding in much natural light with plenty of space for bedroom furniture, warmed by its own independent small multi fuel burning stove. There is separate access to a useful walk-in wardrobe storage area and is complemented by a:-



**EN-SUITE SHOWER**

**ROOM** Comprising a low level flush wc, wash hand basin and shower with electric shower over – again with a double glazed window on the side elevation.

**OUTSIDE**

Approached via a pedestrian gate into a part walled, sheltered and enclosed courtyard garden which enjoys a sunny southerly and westerly aspect and boasts the best of the afternoon's sunshine, sheltered from the elements by the two wings of the property, the broad side elevation of the detached garage and with a mature hedge and treelined boundary to the front. The front courtyard garden is laid to be low maintenance, with brick paviour, concreted and slated hardstanding patio areas with an array of different seating spots to follow the days sunshine and enjoying absolute peace and privacy. To the side of the conservatory, a slate roofed dry log store and separate shed are useful store areas and thereafter leading into the boot room which spans the side of the main house and then leads into a useful utility space.

To the front, by convention there is driveway parking for 4-5 vehicles, plus the detached single garage– see Agent's Note.

**GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** PL28 8PN.

**SERVICES** Mains water and electricity. Private septic tank drainage. Oil fired central heating. (The oil fired central heating is in situ, but not currently connected and operational).

**COUNCIL TAX BAND** F (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).



**DIRECTIONS** From Padstow, following the B3276 out of the town centre in the direction of Trevone, Harlyn and St Merryn, follow the village road through the middle of the village of St Merryn in the direction of Porthcothan. As the hill begins to descend towards Porthcothan Bay beach, with the site of former Tredrea Inn on the left hand side, take the right hand turning signposted Treyarnon and follow this country lane for a couple of hundred yards, past the Berryfields Holiday Park entrance on the right hand side and take the next right hand turning, with Pibboli Cottage found in the back left hand corner.

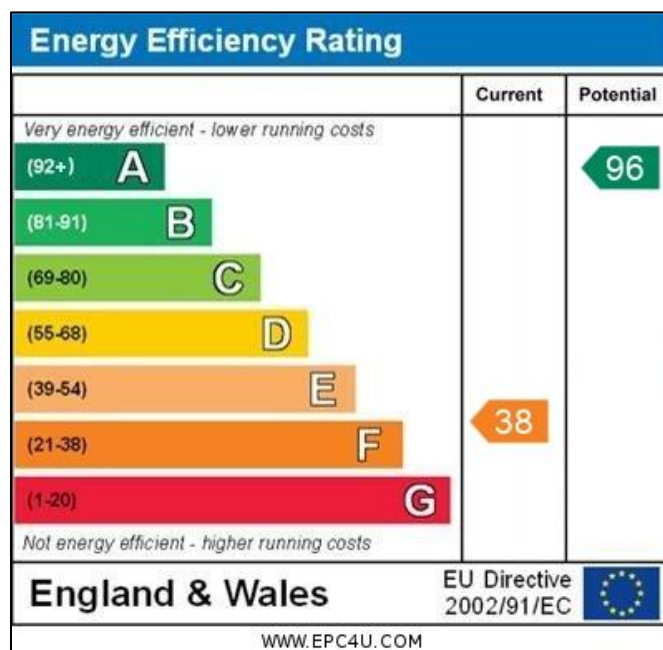
**AGENT'S NOTE 1** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**AGENT'S NOTE 2** Parking by convention – our client has lived at Pibboli Cottage for approximately 24 years, and has enjoyed the unobstructed privilege of parking 4-5 vehicles on the concrete envelope immediately adjacent to the registered title boundary to the front of the property. The shared access track between the end of the concrete envelope, and the neighbouring properties' gravelled driveway needs to be kept clear at all times for access. Our client is happy to provide a Statutory Declaration to this effect.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

### **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme



Not to scale – for identification purposes only.





