

Seaburgh

ST MERRYIN



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ESTATE AGENTS



- ***Situated Centrally within Bustling St Merryn Village***
- ***Four Double Bedroom Detached Home***
- ***Separate Two Bedroom Detached Chalet at Second Fix Stage***
- ***Potential Building Plot Subject to Planning Permission***
- ***Requiring Cosmetic Improvement with Great Scope***
- ***Level Gardens, Double Garage & Ample Driveway Parking***
- ***Just 2.5 Miles from Picturesque Padstow & 1.5 Miles from the Beaches of Trevone & Harlyn***



Seaburgh is a spacious and highly versatile detached home occupying a generous plot in the popular North Cornish village of St Merryn, within easy reach of the spectacular coastline and beaches of the Seven Bays.

Offering considerably more accommodation than might initially be apparent, the property is arranged over two floors and provides four double bedrooms, with two situated on the ground floor and two on the first floor. Whilst perfectly habitable in its present form, the house would now benefit from a programme of modernisation and cosmetic improvement, presenting an excellent opportunity for a purchaser to update and personalise the accommodation to their own style and requirements.

The ground floor provides comfortable and well-proportioned living space, including a sitting room with fireplace and a separate dining room. The kitchen is fitted with a range of timber-fronted units and integrated appliances, beyond which is a particularly useful utility room providing further storage, laundry facilities and additional appliance space.

Two double bedrooms are also positioned on the ground floor, together with a shower room, providing useful flexibility for family living, visiting guests or those seeking predominantly ground-floor accommodation. Upstairs are two further double bedrooms and a family bathroom. The first floor also enjoys access to a private outdoor balcony/sun terrace, providing an appealing space for a table and chairs and somewhere to sit outside and enjoy the sunshine and surrounding outlook.

A particularly interesting and valuable feature of Seaburgh is the separate two bedroom detached chalet, positioned within its own plot and benefiting from independent access. The chalet has already been substantially constructed and is presently at approximately second-fix stage, leaving the incoming purchaser with the opportunity to complete the accommodation to their own specification, style and taste.

Seaburgh, St Merryn, PL28 8LY

£825,000 guide





To find Seaburgh, leave Padstow and follow the B3276 towards Trevone and St Merryn. Follow this road for approximately 2.7 miles. Pass the Cornish Arms pub and continue along the road. At the crossroads, turn right into Harlyn Road. Turn left into Higher Daisy Park and Seaburgh is the first property on the right hand side. The postcode for satellite navigation is PL28 8LY. What3words: proven.terminology.mixes

Once finished, it could provide extremely useful additional accommodation, whether for extended family, guests or other ancillary purposes, subject to any relevant consents or restrictions. Perhaps more significantly, its independent access and separate plot also create an interesting longer-term opportunity. Subject entirely to obtaining the necessary planning permission, a purchaser may wish to investigate the potential for the chalet site to become a separate residential building plot, adding another dimension to an already versatile property.

Seaburgh sits within a generous and predominantly level plot, with lawned gardens, mature hedging, shrubs and established planting providing a pleasant degree of enclosure. There is ample outside space for recreation, entertaining and gardening, while the arrangement of the principal house and detached chalet gives the overall site an unusual degree of flexibility. There is ample driveway parking and an integral double garage.

Taken as a whole, Seaburgh represents an intriguing opportunity: a substantial four double bedroom home with plenty of scope for improvement, coupled with a separate partially completed two bedroom chalet and the possibility of further unlocking the potential of the overall site, subject to the necessary consents.

Services to the property include mains water, electricity and drainage with an oil fired central heating system. EPC rating E. Council tax band E. Ofcom suggest superfast broadband availability. Ofcom suggest 5G connectivity is available.

The lively and picturesque village of St Merryn is located just inland from the stunning North Cornwall coast. A highly sought-after destination, the village offers an excellent range of everyday amenities including several eateries, a grocery store, a Malcolm Barnecutt Bakery, a petrol station with garage services, and two traditional public houses. Among them is the renowned The Cornish Arms, owned by celebrated chef Rick Stein, serving quality food alongside local ales. The village also benefits from practical facilities including a doctor's surgery, veterinary practice, and a well-regarded primary school.

St Merryn provides an excellent base from which to explore the famous Seven Bays and the dramatic North Cornish coastline. The beaches of Trevone Bay and Harlyn Bay are just 1.5 miles away, with Harlyn also home to The Pig at Harlyn Bay.

Within approximately 2.5 miles are several other beautiful beaches including Constantine Bay, Treyarnon Bay, and Porthcothan Bay. Also nearby is the historic and picturesque fishing town of Padstow. Padstow is a well-known foodie destination offering a wide range of cafés, pubs, and acclaimed restaurants including Paul Ainsworth at No.6, Prawn on the Lawn, and the famous The Seafood Restaurant.

Transport links are convenient, with the nearest mainline railway station at Bodmin Parkway railway station, approximately 20 miles away, while Newquay Airport is just 9 miles away and provides both domestic and international flights.

