

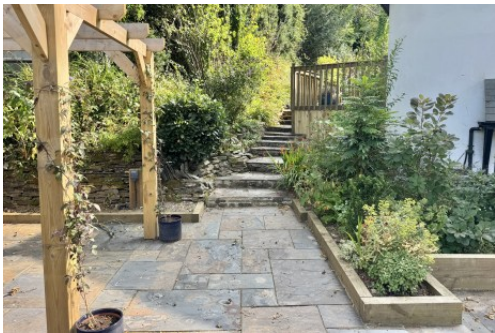
An aerial photograph of a white, two-story house with a grey tiled roof. The house features a large dormer window with a glass door leading to a balcony. The property is surrounded by lush green trees and a paved driveway. The sky is blue with some clouds.

Lime Trees

ST COLUMB MAJOR



Jackie Stanley
ESTATE AGENTS



- ***Tranquil Location with a Beautiful Outlook***
- ***Outstanding Contemporary Detached House of Over 2,100 Square Feet***
- ***Architecturally Striking Three Storey Accommodation***
- ***Three Double Bedrooms with Three Sleek Modern Bathrooms***
- ***Beautifully Landscaped & Mature Gardens & Grounds***
- ***Large Integral Garage & Ample Driveway Parking***
- ***Located on the edge of a Vibrant & Historic Market Town***
- ***Chain Free***

Situated in a tranquil conservation area alongside the gentle flow of the River Menalhyl, Lime Trees is an architecturally striking detached residence completed in 2020.

This exceptional home combines contemporary design with an enviable natural setting, offering a unique opportunity to enjoy modern living in harmony with the beauty of its surroundings. Perfectly positioned on the very edge of St Columb Major, the historic former banking capital of North Cornwall, the property benefits from an abundance of

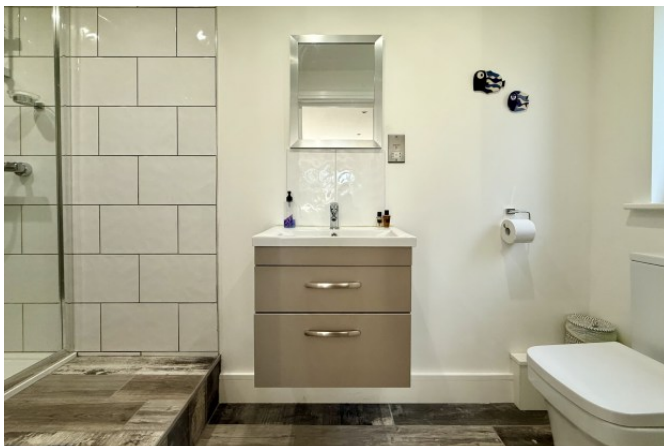
local amenities, charming shops, and scenic countryside walks quite literally on the doorstep.

The welcoming entrance hallway, with its light-filled design and glass balustrade staircase, sets the tone for the interiors. The ground floor offers a versatile double bedroom with en-suite shower room alongside a spacious utility room with direct access to both the garage and a convenient downstairs cloakroom. The main living areas are a true highlight. A generously proportioned lounge opens directly onto a decked terrace and gardens, creating an inviting space for relaxation and entertaining. Two further bedrooms, including a superb master suite with its own en-suite shower room are complemented by a stylish family bathroom.

The upper level impresses with an expansive open plan lounge/dining area where a floor to ceiling glazed gable end and a Juliet balcony frame stunning countryside views. A contemporary kitchen sits alongside fitted with sleek cabinetry, quartz worktops and quality appliances, including an induction hob and double oven. A breakfast bar provides the perfect setting for casual dining. Externally, the home continues to impress. A tarmac driveway accommodates multiple vehicles, leading to a substantial garage with light, power, and electric door. The surrounding gardens are thoughtfully landscaped with mature

Lime Trees, St Columb Major

TR9 6BY £560,000 guide



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planting, seating areas and a mix of decking and patio. A pergola and outdoor power and water points make the space as practical as it is picturesque.

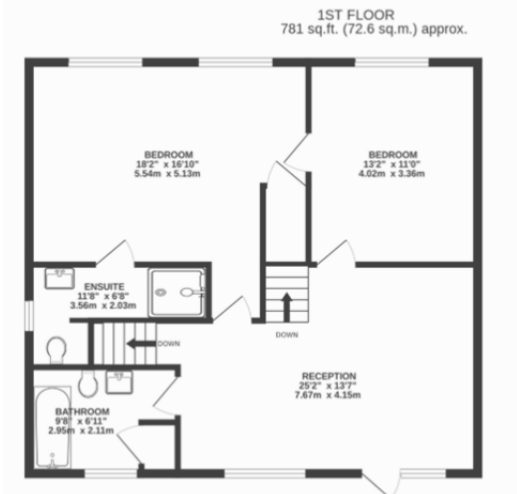
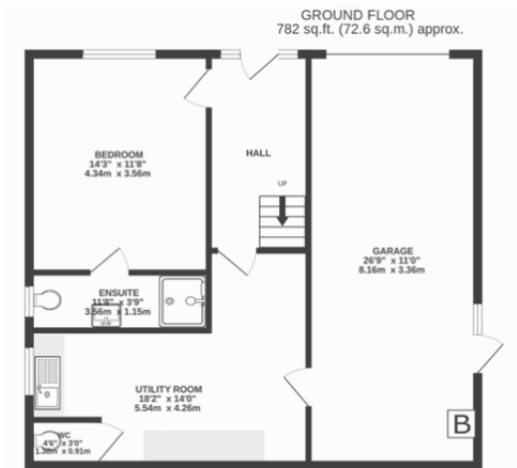
Lime Trees offers the rare balance of peaceful living within a charming edge-of-town hamlet, while remaining just minutes from excellent transport connections. With the A39 close at hand and Newquay Airport only three miles away, this superb home is perfectly placed for both local convenience and wider travel. We at Jackie Stanley highly recommend arranging an early viewing to fully appreciate the contemporary style and low maintenance nature of this chain free property. Services to the property include mains gas, water, electricity and drainage. EPC rating B. Council tax band E. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

St Columb Major, the home of Lime Trees, is a vibrant historic market town once known as the banking capital of North Cornwall. Today, it offers a wealth of amenities including independent shops, cafés, butchers, a Co-Op, post office, chemist, and a well-regarded academy school, all just moments away.

For leisure, golden sandy beaches such as Mawgan Porth are within six miles, while Padstow lies less than ten miles away with its boutique shops and renowned restaurants, including Rick Stein's Seafood Restaurant and Paul Ainsworth's Michelin-starred No.6. The surrounding countryside offers enchanting walks through Carnanton Woods and access to the South West Coast Path. Transport links are excellent, with Bodmin Parkway mainline station just 16 miles away and Newquay Airport only three miles distant, providing both internal and international flights.

To find Lime Trees, from Padstow follow the A389 for approximately 6.5 miles before joining the B3274 towards Winnards Perch. At the roundabout, join the A39 and take the next exit into St Columb Major. Follow Station Road through the heart of the town and onto Bank Street, before turning left onto Bridge Hill. Turn left in Old Rectory Drive and Lime Trees is the first property on the left hand side. The postcode for satellite navigation is TR9 6BY. What3words: yelled.hires.help

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TOTAL FLOOR AREA : 2115 sq.ft. (196.5 sq.m.) approx.

