

# CORNWALL ESTATES

PADSTOW



**The Primrose, St Petroc,  
Padstow, PL28 8FJ**

**Prices from £624,995**

- Stunning Newly Built Bungalow
- Three bedrooms, Two bathrooms
- Garage & Parking
- Exclusive, Small development
- Home Exchange Available
- 5% Deposit Scheme
- Award Winning Developer
- Ready now!





Kitchen/Dining	5.77m x 4.00m	18'11" x 13'2"
Living Room	5.44m x 3.46m	17'10" x 11'4"
Principal Bedroom	5.53m x 2.91m	18'2" x 9'7"
Bedroom 2	3.28m x 3.02m	10'9" x 9'11"
Bedroom 3	3.28m x 2.49m	10'9" x 8'2"

#### IMPORTANT NOTICE

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Welcome to The Primrose, a superb example of single storey living, located on a brand-new development in the popular harbour town of Padstow.

This stylish home enjoys a substantial frontage, which hints at the space within. Upon entering, you are greeted by wide and welcoming hallway, which draws you through to the living areas beyond. The Primrose has been designed with generosity in all areas, and the spacious living room, dining room and kitchen are examples of this. The open-plan kitchen diner is bright and modern, with high-end wooden cabinetry and beautiful granite countertops. The stunning kitchen features an induction hob, an Electrolux double oven, dishwasher, and fridge freezer, which fit perfectly with the contemporary feel. A handy utility room leads off the kitchen and has access to the rear garden, perfect for those post-gardening clean ups.

The sociable dining area easily fits a large table, perfect for family gatherings, and features large French doors that lead out onto a patio area and the superb rear garden. Wide, double doors lead you from the dining area to the living room, which again features gorgeous garden views. This generous space is an oasis of calm, with ample room for a variety of seating options. Once again, French doors open up to the garden, creating that connectivity between outside and in.

The thoughtful design of The Primrose is demonstrated in the flow of the home, as you continue from the living space back to the hallway and the bedrooms. The primary suite sits to the front of the home, with a triple window filling the room with light. Wall-to-wall built in wardrobes provide ample storage and an attractive en-suite with contemporary fixtures and fittings continues the feeling of hotel-style luxe. The second double is bright and spacious, and the third bedroom is a comfortable single room, which could equally be used as the perfect study. The family bathroom is again a generous size, with Roca fixtures and fittings, modern tiling, and plenty of natural light.

A real feature of The Primrose is the large rear garden, a real delight for the green-fingered. Currently a blank canvas laid completely to lawn, this incredible space is the perfect setting for your next garden grand design. The sizable double garage can be accessed via a side gate, giving ample room for two cars and additional storage, and has the benefit of plumbing and electricity.

Material information: Freehold tenure. H2 Restriction applies – must be a principle residence. Services charges - to be confirmed. Council tax band – to be confirmed. EPC – to be confirmed. Parking – garage and driveway for two cars. 10 year build warranty. Nearby planning applications – plans have been approved for a mixed use development in the adjacent field. Standard construction, pitched roof, double glazing. Mains gas, electric, water, drainage. Gas fired central heating. Solar panels owned. EV charger installed. Broadband – fibre to the premises. 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.









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