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1 The Meadow, St Merryn, PL28

£1,625,000

- Large Detached Family Home
- Over 240 square metres
- Balcony with inset hot-tub
- Planning permission to remodel the second floor creating more bedrooms
- Private enclosed gardens
- Master bedroom with ensuite and dressing room
- Centre of the village of St Merryn

The Property Ombudsman

1, The Meadows is a superior home in a popular village location that currently features spacious, open plan living areas that open onto large private outdoor spaces. The current owner has planning permission to remodel the upper floor to create a further two bedrooms, both ensuite, thus creating a superb five-bedroomed home.

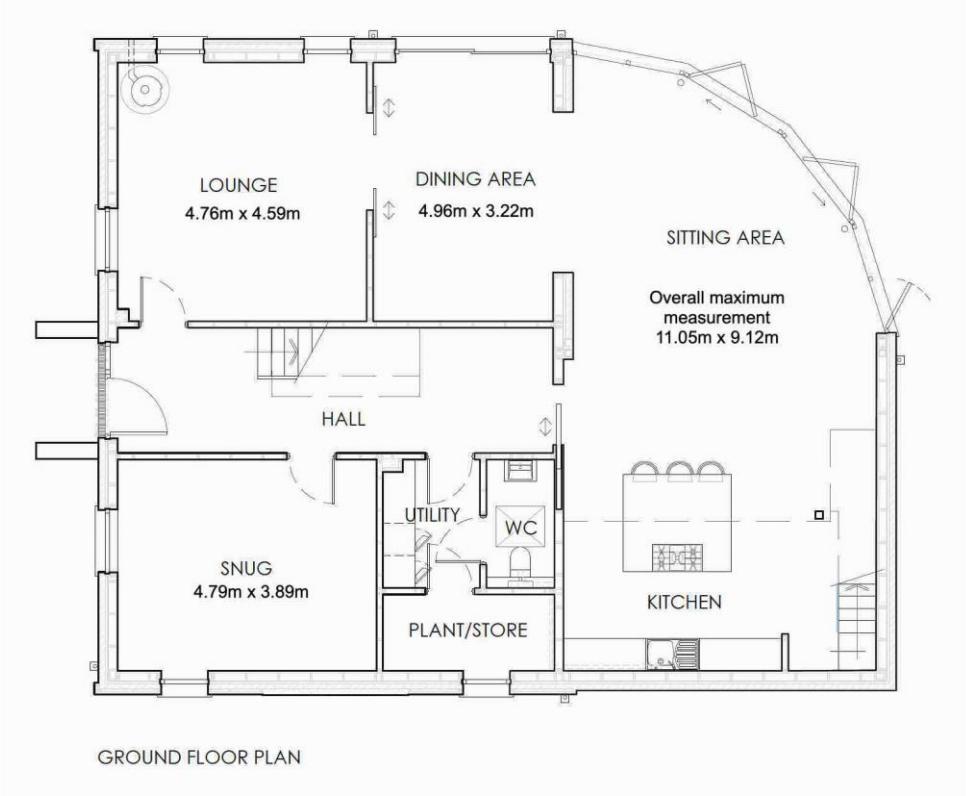
The ground floor layout is remarkable, with large curved, glass windows giving a contemporary feel to the space and showcasing views across the rear garden to the fields beyond. The bright kitchen features a large range cooker and huge central island, perfect for entertaining. The open plan design continues through to the dining and lounge areas. There is a also a spacious and bright bedroom on the ground floor.

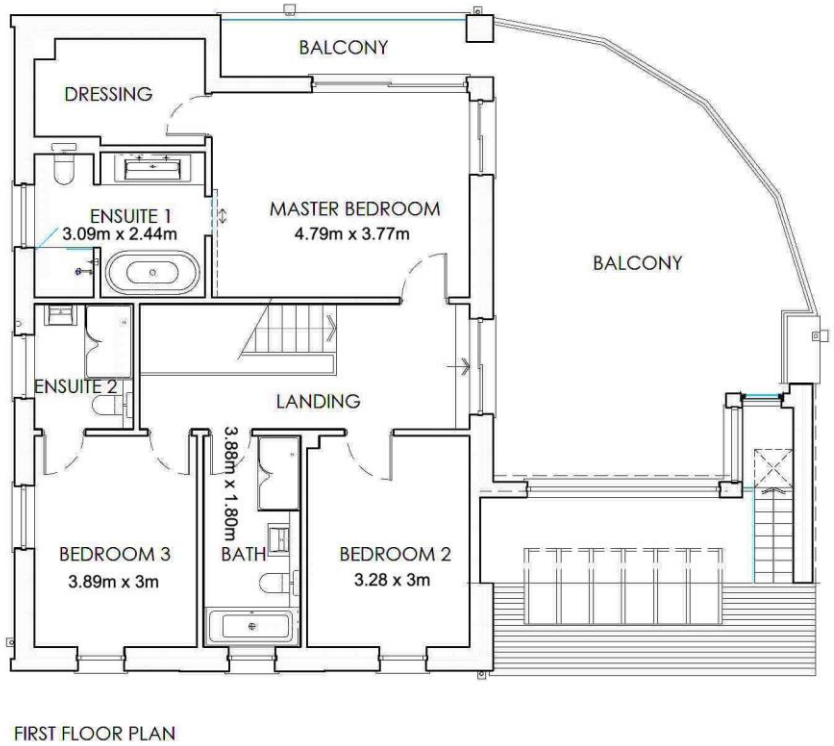
The first floor is home to an incredible primary suite, which features a large ensuite with shower and bath and a separate dressing area. From here, step out onto a large terrace with countryside views and a hot tub, a secluded spot for relaxation. There are a further two bedrooms on this floor, one with ensuite, and a family bathroom. Additional access to the terrace is offered from the landing on this floor.

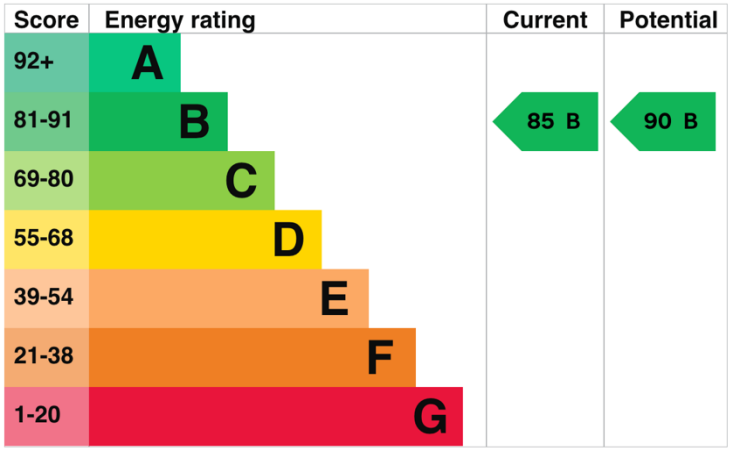
St Merryn is a lively village with several restaurants and pubs, perfectly positioned for reaching the areas famed beaches. Padstow, renowned for its coastal lifestyle and foodie scene is three miles away, and Newquay airport, with national and international links is 7 miles from the property.

MATERIAL INFORMATION

Freehold. Council tax band G. Standard construction, high performance glazing, mains gas boiler and heating. Mains electricity, mains water & sewerage. Mobile signal with all major providers. Ultrafast broadband available. Surface water; the chance of flooding is very low. The chance of flooding between 2040 and 2060 is very low. Rivers & the sea; the chance of flooding is very low. The chance of flooding between 2036 and 2069 is very low. Planning permission has been granted for the conversion of the loft space into two further bedrooms under reference PA22-07074.







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