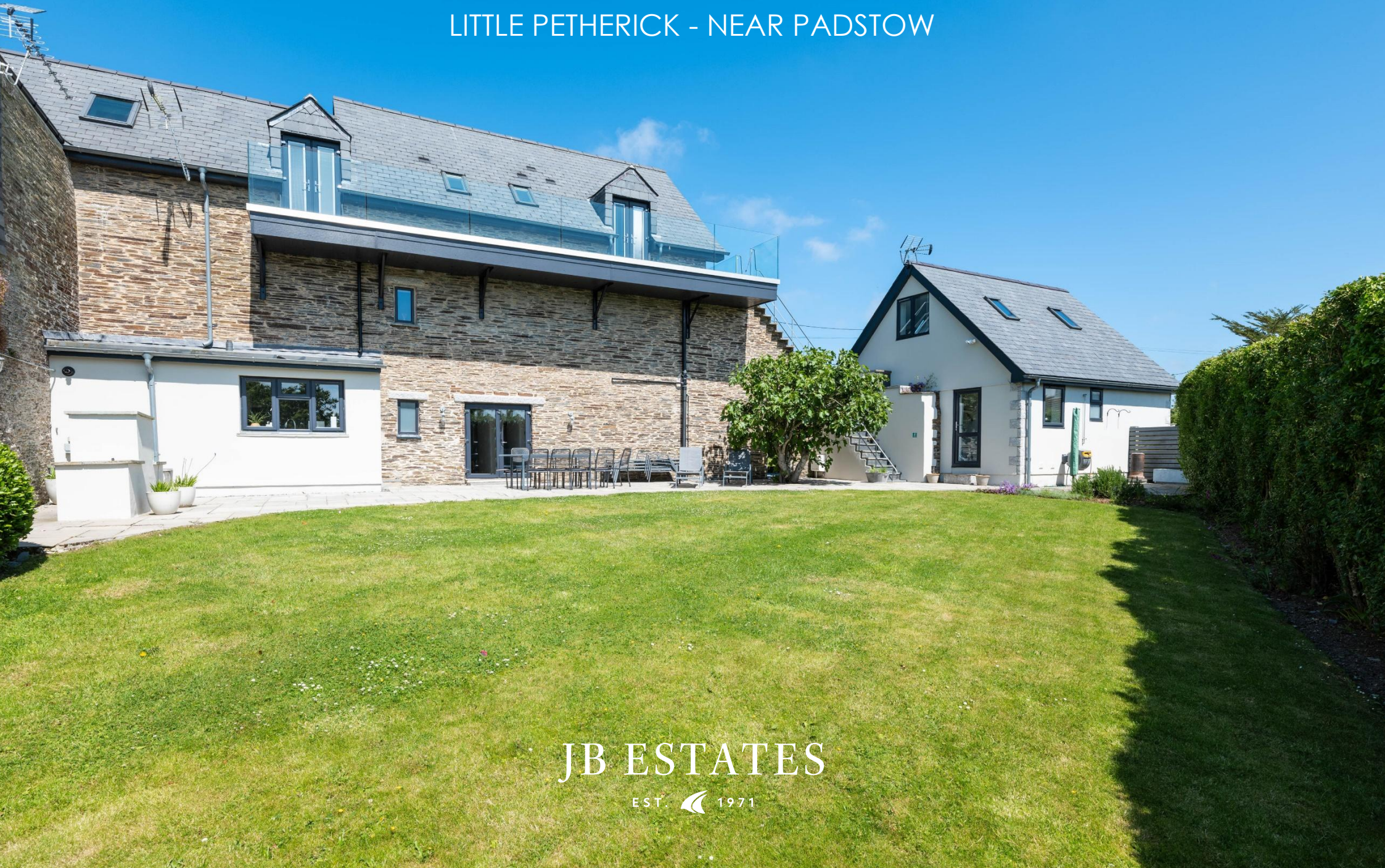


COACHMANS

LITTLE PETHERICK - NEAR PADSTOW



JB ESTATES
EST.  1971

Coachmans

Tregonna Hill, Little Petherick,
PL27 7QT

Coachmans is a striking 5-bed semi-detached home with a separate studio, located within striking distance of Padstow. Set in a private position, and surrounded by a landscaped garden, Coachman's benefits from distant views across the Cornish countryside. The accommodation is laid out over three floors with generous entertaining spaces opening onto a large patio terrace and garden. EPC Band C.

- Two principal suites with countryside views and a shared balcony, three further double bedrooms and a family bathroom.
- Semi-open plan living/dining room with a modern kitchen.
- Large, enclosed garden with patio terrace.
- Detached studio comprising a double garage, utility area and games room.
- Located just a short drive from Padstow and its coastal amenities.
- Currently a very successful holiday let with Holiday Cottages.
- All in approximately 2,603 sq. ft (241.9 sq.m)

Padstow - 3 miles, Treyarnon - 5 miles, Wadebridge - 5.2 miles, Truro - 22.6 miles, Newquay Airport - 10.9 miles, Bodmin Parkway Railway Station - 24 miles.

Viewings by appointment

Guide Price: £995,000

FREEHOLD





OVERVIEW

Coachmans is an imposing and well-proportioned detached property, built using a combination of traditional and modern materials, and located just a short distance from Padstow and the 7 Bays. Arranged over three floors, the property has been completed to the highest of standards, providing modern and comfortable accommodation. Coachmans comprises five bedrooms and four bathrooms and is set in an incredibly private position with a beautiful lawned garden and separate studio with a double garage, utility area, and games room. The principal suites are on the top floor, enjoying en-suites bathrooms and access to a shared balcony with gorgeous countryside views. The property is well located, just a short drive to the fishing harbour of Padstow and north Cornwall's stunning Seven Bays beyond.

OUTSIDE

Accessed via a gated driveway with generous gravel parking for multiple vehicles and a double garage integrated into the detached studio. The property is surrounded by a large, enclosed garden with lawns and a generous patio terrace for al-fresco dining.

ACCOMMODATION

GROUND FLOOR: Entrance porch | Living room with double sided log burner | Dining room | Kitchen | Pantry | W.C.

FIRST FLOOR:

Three double bedrooms | Family bathroom

SECOND FLOOR: Two principal bedrooms with en-suite bathrooms and access to the shared balcony

STUDIO: Single garage | Bathroom | Storeroom | Games room/Bedroom

SERVICES

Mains water, drainage and electricity. Mains gas central heating.



LOCATION

Little Petherick is a lovely hamlet steeped in history and located in the wooded valley of Little Petherick Creek. The hamlet is situated just two miles from the historic and picturesque fishing town of Padstow, located on the North Coast of Cornwall and offering an extensive range of cafes, public houses, and restaurants. It is also just a few minutes' drive from the beautiful seven bays on the rugged north Cornish coastline, which offers a myriad of sandy beaches, exceptional coastal walking, excellent golf, and numerous world-class surfing breaks.

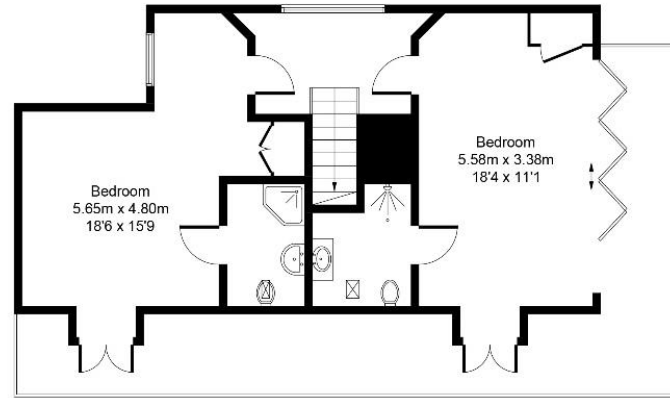
Padstow and Rock face each other on either side of the sheltered Camel Estuary, which offers an extensive number of water sport activities including sailing, wakeboarding, water skiing and kayaking. The nearby historic fishing town of Padstow offers many amenities, vibrant shops and fine cuisine including Prawn on the Lawn, Paul Ainsworth's eateries including No 6, Rojano's and Rick Stein's Sea food restaurants.



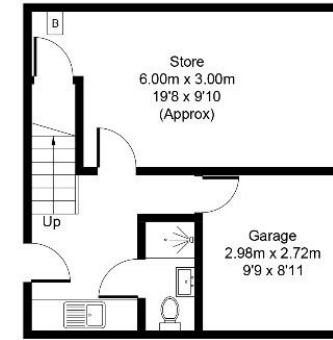


Coachmans

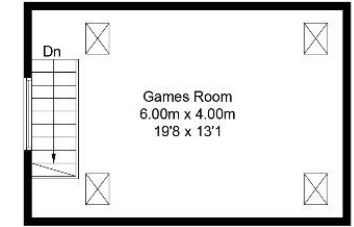
Approximate Gross Internal Area = 181 sq m / 1948 sq ft
 Annexe = 60.9 sq m / 655 sq ft
 Total = 241.9 sq m / 2603 sq ft



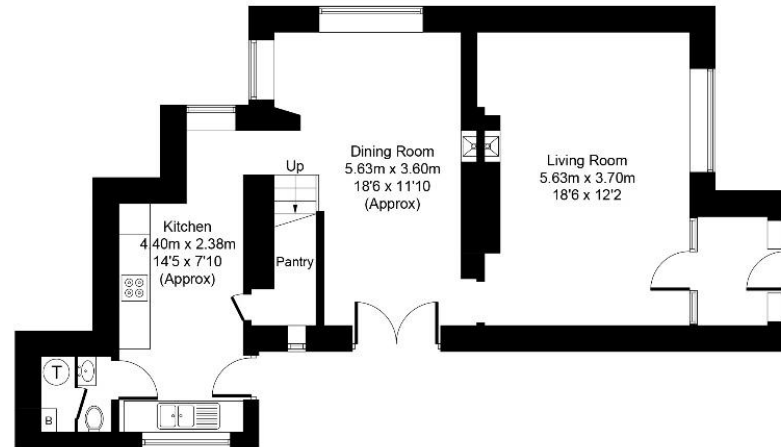
Second Floor



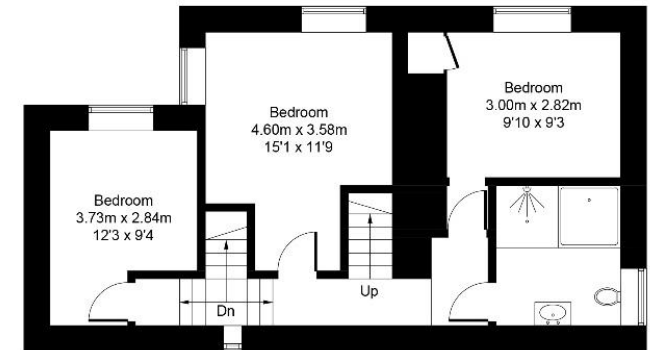
Annexe Ground Floor



Annexe First Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1094633)

JB ESTATES

EST. 1971

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