
Westside
St Merryn
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ESTATE AGENTS













- ***Distiguished Five Bedroom Semi Detached Home***
- ***Private Discreet Setting on the Outskirts of St Merryn***
- ***Three Reception Rooms with Elegant Interiors***
- ***Beamed Ceilings, Thick Stone Walls & Character Throughout***
- ***Open Fire & Wood-Burning Stove***
- ***Four Bathrooms, Utility Room & Ground Floor Bedroom***
- ***South West Facing Lawn Private Patio & Off Road Parking***

Quietly and discreetly situated at Lower Trevorgus on the outskirts of St Merryn, Westside is a distiguished five bedroom semi-detached house combining substantial accommodation with timeless character and an elegant atmosphere. Thick stone walls, beamed ceilings and beautifully proportioned interiors give this welcoming home a distinctive presence.

Three reception rooms provide exceptional flexibility, with space for family gatherings, entertaining and quieter moments. An open fire and a wood-burning stove bring warmth and focus to the living spaces, complementing the exposed timbers and traditional character. There is an appealing balance of grandeur and comfort throughout, with natural light softening the interiors and highlighting their architectural detail.

The spacious kitchen and dining room forms a sociable heart to the house. Cream Shaker-style cabinetry, generous work surfaces, an integrated oven and gas hob create a practical setting for everyday cooking, while ample dining space encourages relaxed meals with family and friends. Tiled flooring complements the country-house aesthetic, and a separate utility room provides useful additional space for household tasks.

The bedroom accommodation is arranged across two floors, with one ground-floor bedroom offering valuable flexibility for guests or those seeking accommodation on the entrance level. Four further bedrooms occupy the first floor, where beamed and vaulted ceilings add character to several rooms. Soft decorative tones, deep window recesses and leafy outlooks contribute to the restful atmosphere.

Four bathrooms serve the accommodation, providing convenience for family living and visiting guests. Neutral tiling and white sanitaryware create a cohesive finish, with both bath and shower facilities available.

Westside's discreet setting adds further appeal. Positioned on the outskirts of St Merryn, the house enjoys a quiet atmosphere within reach of village amenities and the beaches and coastal scenery that make this part of North Cornwall so desirable.

Westside, St Merryn, PL28 8NL

£950,000 guide















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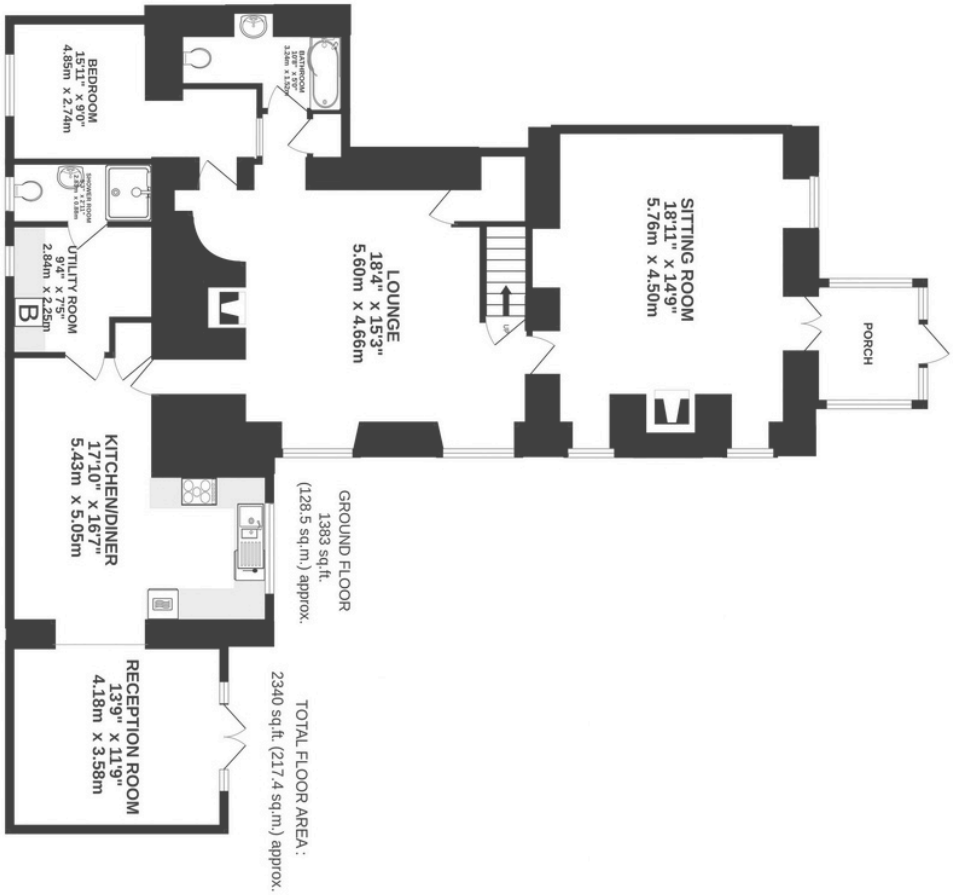
With five bedrooms, three reception rooms and four bathrooms, Westside offers impressive versatility. Its substantial stone walls, exposed beams and welcoming fires are balanced by an elegance that runs throughout—a distinguished home equally suited to everyday family life and memorable gatherings.

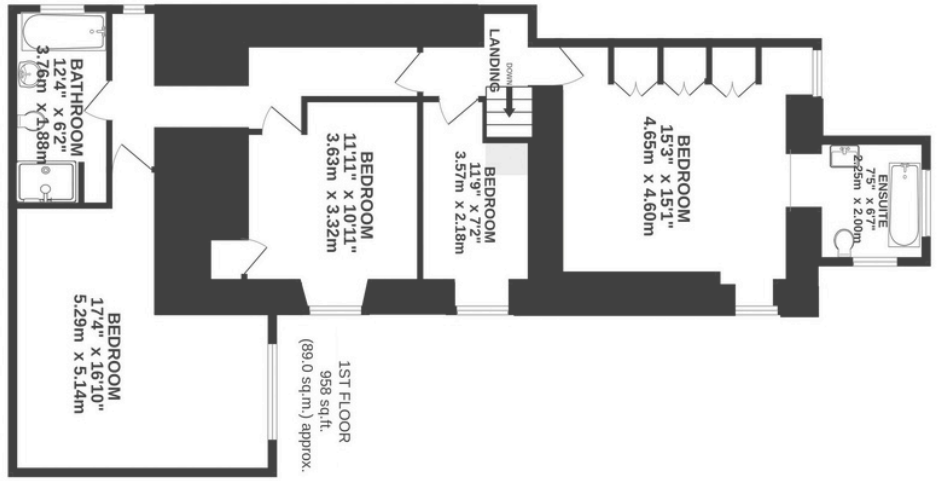
Outside, the front garden enjoys a south-westerly aspect and is mainly laid to lawn, framed by established trees and hedged boundaries that complement Westside's discreet setting. An extremely private patio provides an inviting space for al fresco dining and relaxed outdoor entertaining, while ample off-road parking adds everyday convenience.

Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band E. Ofcom suggest superfast broadband availability. Ofcom suggest 5G connectivity.

The bustling and vibrant village of St Merryn is situated just inland on the revered North Cornish coast. A sought after location, the village offers an excellent range of amenities including a number of eateries, grocery store, a Malcolm Barnecutt bakery, a petrol station and garage and two Public Houses including Rick Stein's Cornish Arms serving great food and local ales. There is also a doctors surgery, Veterinary surgery and Primary School with an excellent reputation. Foodie haven Padstow offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant. The nearest mainline station is Bodmin Parkway which is approximately twenty miles distant with the nearest airport at Newquay just nine miles away with domestic and international flights.

To find Westside, 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 into the heart of St Merryn. At the crossroads with the garage on the corner, turn left and continue along this road for approximately half a mile. Take the lane on the left signposted Lower Trevorgus and Westside can be found at the end of the lane. The postcode for satellite navigation is PL28 8NL. What3words: mimed.slanting.honeybees





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