
Corner View
St Merryn
CORNER VIEW
Jackie Stanley
ESTATE AGENTS













- ***Detached Freehold Bungalow with Full Residential Use***
- ***Quiet Position within St Merryn Holiday Park***
- ***Three Bedrooms with Modern Shower Room***
- ***Detached Garden Cabin with En-Suite Bedroom***
- ***Open Plan Living, Kitchen & Dining Space***
- ***Enclosed Rear Garden with Field Views***
- ***Driveway Parking for Two Vehicles***

Corner View is a well-presented detached residential bungalow enjoying a quiet position within St Merryn Holiday Park, with views across the adjoining field to the rear. Situated on the outskirts of the vibrant and popular village of St Merryn, the property lies approximately four miles from Padstow.

The main bungalow offers three bedrooms, complemented by a detached garden cabin providing a fourth bedroom with en-suite facilities.

Offered for sale freehold with full residential use, Corner View would suit those seeking a retirement home, a more manageable property close to Cornwall's fabulous north coast, or a holiday retreat. Equally suited to family life, the well-presented accommodation comprises an entrance hall, an open-plan living and dining space with a fitted kitchen, three bedrooms and a modern shower room.

Outside, the driveway provides parking for two vehicles, while the enclosed rear garden enjoys lovely views across the adjoining fields. A detached garden cabin provides the added benefit of a fourth bedroom with en-suite facilities.









## Corner View, St Merryn, PL28 8QB

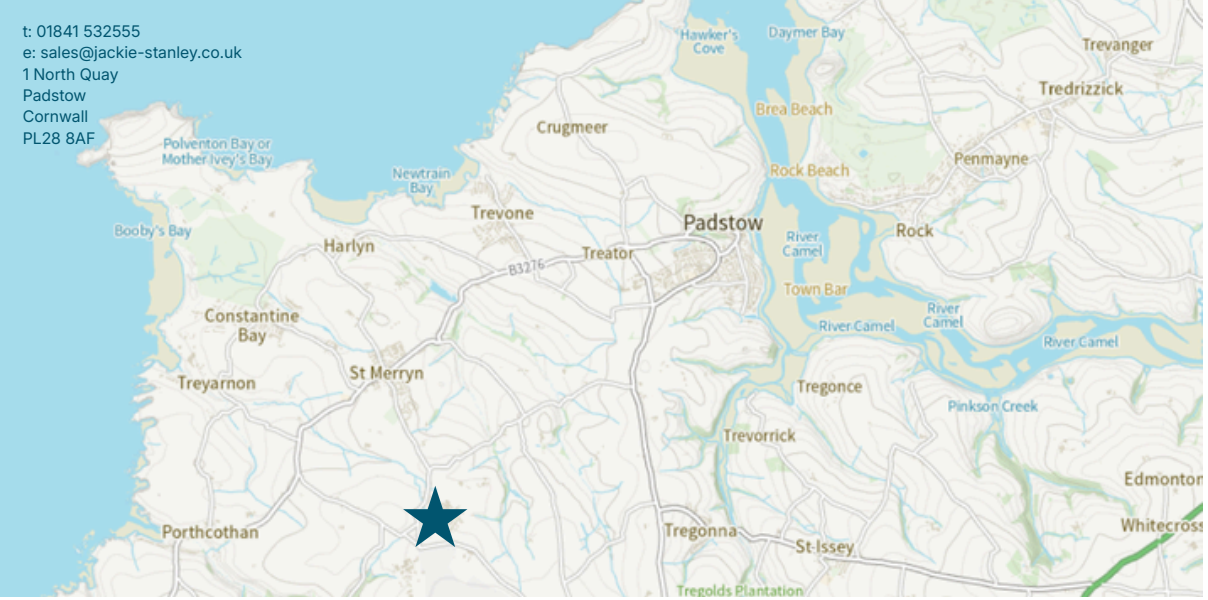
£250,000 guide







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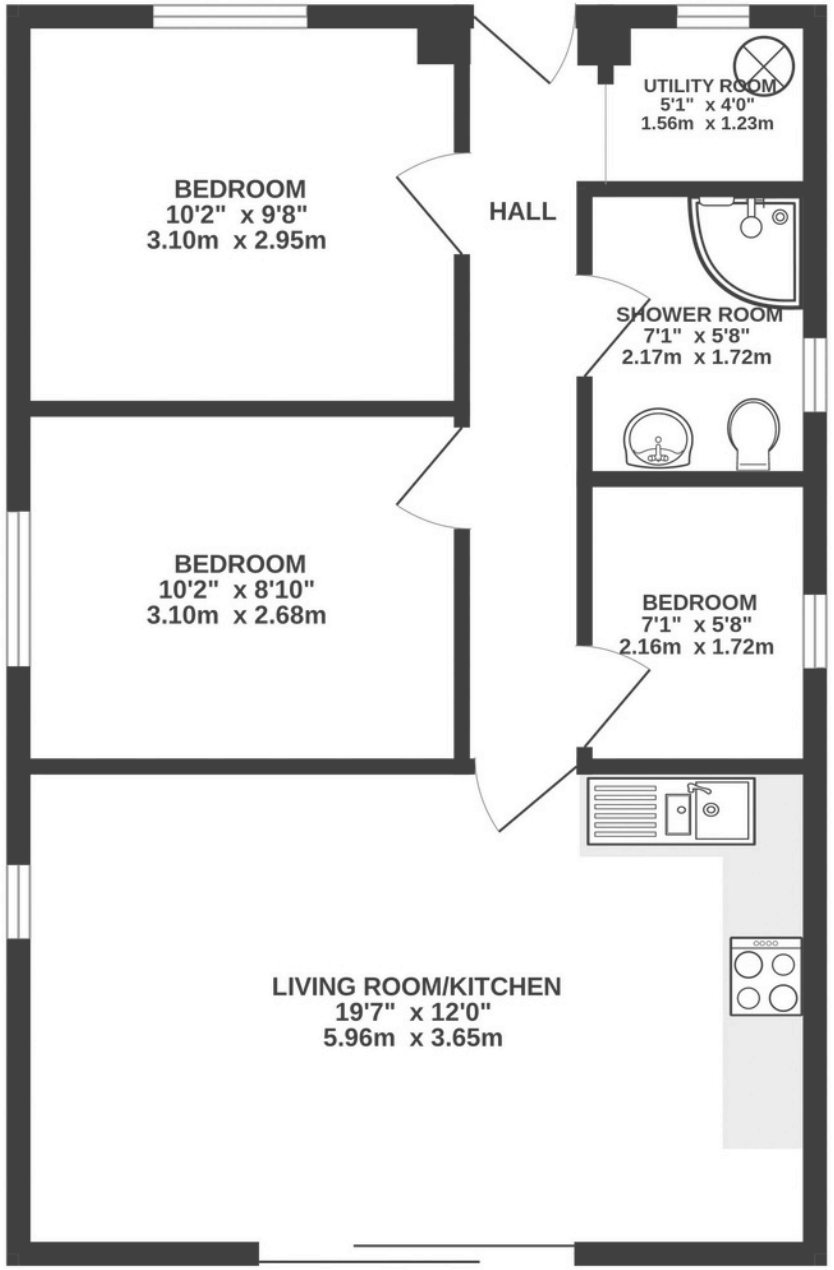



Services to the property include mains water, electricity and drainage. EPC rating E. Council tax band A. Ofcom indicate superfast broadband availability. Ofcom indicate 5G connectivity. a site fee of £475 is applicable per annum.

The vibrant village of St Merryn lies just inland from the beautiful North Cornish coast and offers an excellent range of everyday amenities. These include a grocery store, Malcolm Barnecutt bakery, several eateries, a petrol station and garage, and two public houses, including Rick Stein's Cornish Arms. The village also has a doctors' surgery, veterinary practice and primary school.

Nearby Padstow is renowned for its picturesque harbour and superb food scene, with highlights including Paul Ainsworth's No.6, Prawn on the Lawn and Rick Stein's Seafood Restaurant. For travel further afield, Bodmin Parkway mainline railway station is approximately twenty miles away, while Cornwall Airport Newquay lies around nine miles distant.

To find Corner View, 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 1.5 miles. Just after a sharp left hand bend, turn left into St Merryn Holiday Park. Turn left into the second cul-de-sac named Daisymount Drive and Corner View can be found along on the left hand side. The postcode for satellite navigation is PL28 8QB. What3words: reader.twisty.trudges




TOTAL FLOOR AREA : 593 sq.ft. (55.0 sq.m.) approx.

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