

Kismet
LITTLE PETHERICK



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ESTATE AGENTS





- **Substantial Detached Family Home**
Extending to over 2,000 Square Feet
- **Beautifully Landscaped Gardens &**
Grounds of Approximately 0.43 Acres
- **Four Double Bedrooms with Three**
Luxurious Bathrooms
- **Stunning Open Plan Kitchen/Dining**
Room with Wood Burning Stove
- **Impressive Cinema Room & Dedicated**
Home Office/Study
- **Mature & Established Gardens,**
Attached Store Rooms & Generous
Driveway Parking
- **Peaceful Village Setting Bordered by**
Open Fields
- **Just Three Miles from Picturesque**
Vibrant Padstow

Occupying approximately 0.43 acres of beautifully established gardens and grounds, Kismet is an exceptional detached village home that perfectly balances contemporary coastal living with timeless country charm. Extensively renovated and thoughtfully reconfigured in recent years, the property now offers beautifully proportioned accommodation designed for modern family life, relaxed entertaining and luxurious holiday living alike.

From the moment you step inside, there is an immediate sense of quality and warmth. A welcoming entrance hall leads to a series of beautifully interconnected living spaces, each carefully designed to create an effortless flow whilst retaining its own individual character.

At the heart of the home lies a superb open-plan kitchen and dining room, comprehensively fitted with bespoke cabinetry, oak worktops, quality integrated appliances and a central breakfast bar, creating a sociable space equally suited to everyday family life and entertaining. French doors open directly onto the gardens, allowing inside and outside living to blend seamlessly during the warmer months. Beyond, the principal sitting room provides a wonderfully inviting retreat centred around a contemporary freestanding wood-burning stove. For quieter evenings, a dedicated cinema/media room creates an outstanding entertainment space, ideal for family movie nights, sporting events or gaming. A beautifully appointed home office provides the perfect environment for remote working, discreetly positioned away from the principal reception rooms.

The first floor continues the home's impressive standard of presentation, offering four beautifully styled double bedrooms, including a luxurious principal suite and two well-appointed bath/shower rooms finished to an equally high specification. Throughout the property, tasteful interior design, plantation shutters, bespoke joinery and a calming coastal palette combine to create a home that feels both elegant and effortlessly comfortable.

Kismet, Little Petherick PL27 7QT

£995,000 guide



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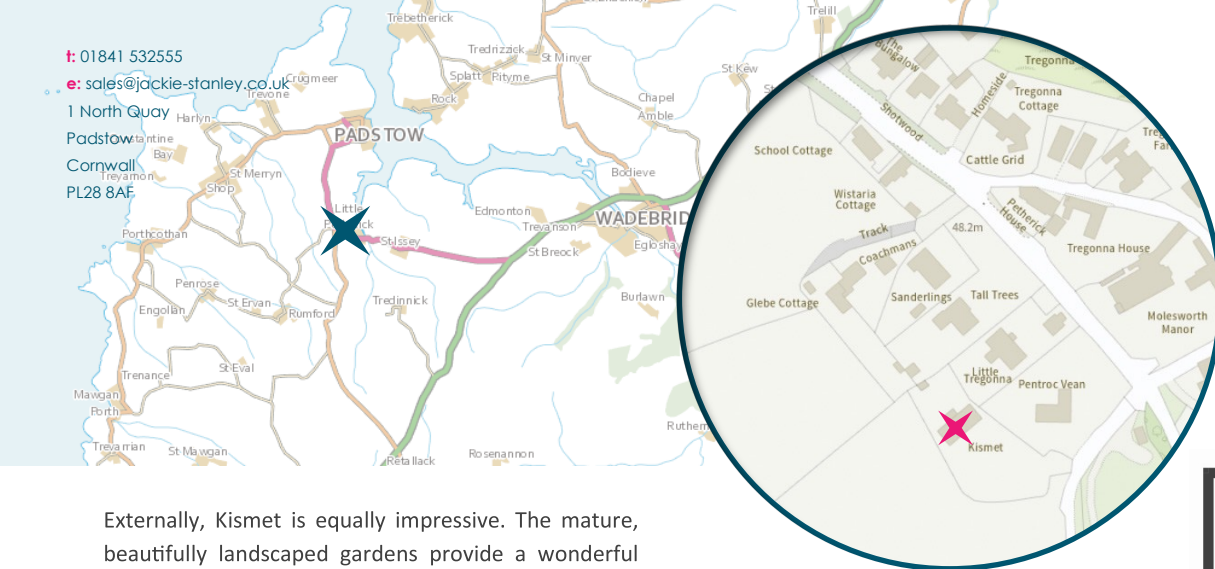
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Padstow

Cornwall

PL28 8AF



Externally, Kismet is equally impressive. The mature, beautifully landscaped gardens provide a wonderful degree of privacy and have been thoughtfully designed to create a series of sheltered seating areas surrounded by established planting and year-round colour. A covered outdoor dining terrace extends naturally from the kitchen, providing the perfect setting for long summer lunches, evening entertaining or simply relaxing with family and friends. Whether enjoying cosy winter evenings beside the fire, hosting guests beneath the covered terrace or returning from a day exploring Cornwall's spectacular coastline, Kismet effortlessly captures the relaxed lifestyle for which this highly sought-after area has become renowned.

Equally suited as a substantial permanent residence, luxurious second home or premium holiday retreat, Kismet represents an outstanding opportunity to acquire a beautifully finished home in one of North Cornwall's most desirable locations.

Services to the property include mains gas, water, electricity and drainage. Underfloor heating to the ground floor. EPC rating C. Council tax band E. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile connectivity.

Little Petherick is one of North Cornwall's hidden gems, a charming creekside village nestled within the Camel Estuary Area. Just a few minutes from the vibrant harbour town of Padstow, the location perfectly balances peace and privacy with easy access to some of Cornwall's finest amenities. The renowned restaurants of Padstow, championship golf courses at Trevose, the Camel Trail and the golden surfing beaches of Trevone, Harlyn Bay and Constantine Bay are all within easy reach, making this an outstanding permanent residence, luxurious second home or high-quality coastal retreat.

To find Kismet, leave Padstow and follow the A389 for approximately 1.5 miles passing Trevisker Garden Centre along the way. Turn left at the signpost to Wadebridge, St Issey and little Petherick and follow the A389 down the hill for quarter of a mile. Just before the turning to Rose Hill, take the lane on the right hand side signposted Kismet. The driveway to Kismet can be found further along this lane on the right hand side. The postcode for satellite navigation is PL27 7QT. What3words: things.emulated.trumpet

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