

CORNWALL ESTATES

PADSTOW



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9 ST PETROCS MEADOW,
PADSTOW, PL28 8HB

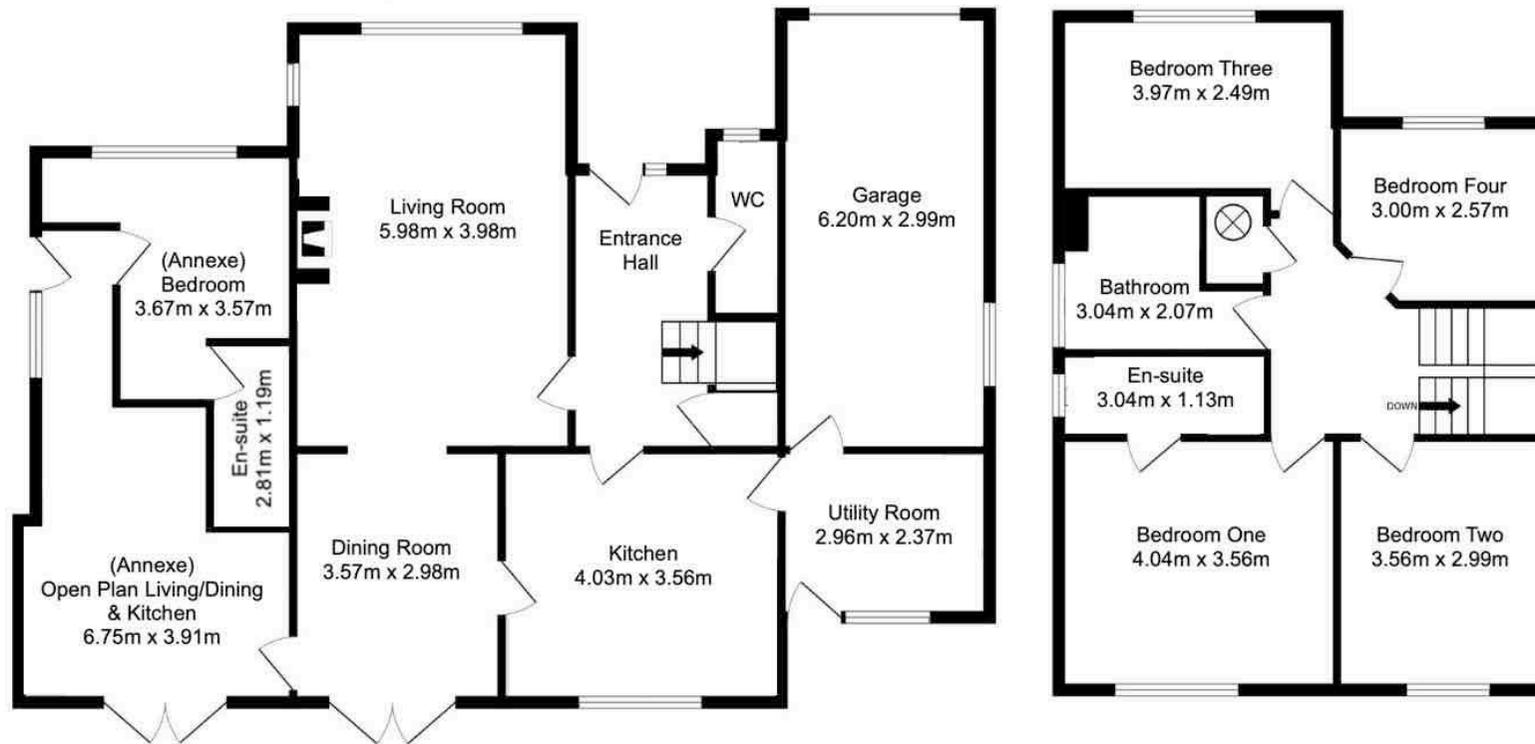
£700,000

- SPACIOUS DETACHED HOME
- ONE BEDROOM ANNEXE
- SWIMMING POOL
- TIERED GARDENS
- GARAGE & PARKING
- EXCELLENT CONDITION
- PEACEFUL LOCATION



GROUND FLOOR
Floor Area 115.4 sq.m (1242 sq.ft.) APPROX

FIRST FLOOR
Floor Area 61.9 sq.m (666 sq.ft.) APPROX



TOTAL FLOOR AREA 177.2 sq.m. (1908 sq.ft) APPROX

Floorplan for illustrative purposes only and should not be relied upon. All measurements are approximate. No responsibility is taken for any error, omission or mis-statement.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



9, St Petrocs Meadow offers a rare combination of privacy, space and flexibility, all close to Padstow's popular town centre and harbour. Situated in a secluded spot in a quiet cul-de-sac, this lovely property offers the feel of country living, just a short walk from the town and its amenities.

This substantial family home enjoys a wide frontage, which opens up as you travel through the home. The welcoming entrance ushers you into a central hallway, from where the main living areas extend. A superb line of sight is created through the hallway, right through to the kitchen and the garden beyond, drawing natural light into the centre of the home. The kitchen itself features considered, contemporary finishes including a sociable, central island, integrated appliances and stunning, stone worktops. A useful and well-designed utility leads from the kitchen, also with ample storage and views over the garden, and has access into the rear of the garage.

The flow of the home is continued from the kitchen into the bright dining room, which benefits from large French doors that open onto the gorgeous rear gardens. A wide opening leads to the generous living room, which features a traditional wood-burning stove topped with a granite lintel, perfect for those chilly Cornish nights.

This spacious family home includes a fabulous self-contained annexe, which can either be accessed from the dining room, or made completely private by using the access from the side of the house. Featuring its own private courtyard, this flexible addition is perfectly designed to generate additional income, or for multi-generational living. The staircase from the hallway leads to the upper floor, where there are four good sized bedrooms, family bathroom and en-suite to the master bedroom.

To the rear of the property are terraced patio areas, perfect for al fresco dining. Wide steps lead down to mature, private gardens, where you feel truly hidden from view. These gardens are bordered by a stream and flanked by rolling countryside, creating a wonderful, rural feeling. A real surprise sits at the end of the garden, where you find an eight-meter swimming pool and gym, the perfect addition to a family home.

Freehold. Council tax band E. Standard block cavity wall construction, tiled pitched roof, double glazing throughout. Mains gas central heating, mains electricity. No EV charger facilities available within 1 mile. Mains water and drainage. Mobile signal available with all major providers, ultrafast broadband available. The chance of flooding is very low.

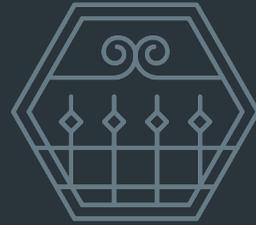




Annexe







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