

Rohrs & Rowe

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## Agan Chi Padstow, St. Merryn, Cornwall, PL28 8NQ

Offers in the region of £949,950

A striking and generously proportioned five-bedroom detached residence, superbly located in the heart of the highly desirable village of St Merryn. Constructed in 2019 to an exacting standard, this three-storey home combines contemporary style with thoughtful energy-efficient design, achieving an excellent EPC rating of B.

Spanning over 2,500 sq ft, the accommodation is designed to maximise both light and space. The ground floor immediately impresses with its soaring ceilings and a welcoming entrance hall, flooded with natural light from a dramatic two-storey gabled window above the front door. A bespoke timber and glass staircase provides a striking focal point, while doors lead seamlessly to the lounge, utility room, ground-floor shower room, and a separate WC.

At the rear, the 29'9" open-plan kitchen and dining area forms the heart of family life. The contemporary navy-blue fitted kitchen is complemented by sliding doors that open directly onto the garden, creating a seamless indoor-outdoor flow. At the front, the lounge is a light-filled retreat, featuring a contemporary fireplace and dual aspect windows.

The first floor accommodates five bedrooms. The principal suite is exceptionally spacious and a true sanctuary, complete with an en suite shower room and two walk-in wardrobes, while the main guest bedroom also benefits from its own en suite. Three further double bedrooms are served by a generous family bathroom, offering both a bath and a separate shower.

A further flight of stairs leads to the top floor, revealing two exceptionally spacious loft rooms, each with roof-light windows, providing versatile accommodation ideal for home offices, or hobbies.

The home blends contemporary elegance with practicality, offering an abundance of space, light, and style in one of Cornwall's most sought-after areas.



To the front of the property, a brick-paved driveway provides parking and leads to the integral double garage. A low-maintenance garden with gravel and mature planting sits adjacent. The westerly-facing rear garden is mostly laid to lawn and includes a wide patio area, offering an ideal space for outdoor entertaining.

### Location

The property sits an easily accessible position within the highly desirable village of St Merryn, in the heart of the stunning Seven Bays, just south of Padstow. The Seven Bays area takes its name from the seven picturesque beaches that surround St Merryn, offering a different beach to explore for each day of the week. This spectacular stretch of coastline has long been one of Cornwall's most sought-after locations, prized for its combination of natural beauty, lifestyle, and access to some of the county's finest beaches and surf. For golfers, the championship course at Trevoze is within easy reach, providing a first-class sporting experience.

St Merryn itself offers an excellent range of amenities and dining options. The Cornish Arms, part of Rick Stein's renowned portfolio, lies just moments from Churchtown Rise, while other popular local eateries include Rafferty's, The Olive Tree, and the Farmers Arms. A short distance away, above Harlyn Bay between St Merryn and Constantine Bay, is the celebrated Pig Hotel, renowned for its fine dining and five-star accommodation. Padstow is also just minutes away, home to Rick Stein's original Seafood Restaurant and a host of other exceptional culinary experiences, including Michelin-starred dining at Paul Ainsworth's flagship restaurant, Number 6.

### Distances

Trevoze Golf Club: 1 Mile • Harlyn Bay: 1.2 Miles • Constantine Bay: 1.5 Miles • Treyarnon Bay: 1.8 Miles • Porthcothnan Bay 1.9 Miles • Padstow: 3.2 Miles

### Services

Mains electricity, water, drainage and gas.

### What3Words

///spill.adverbs.bought



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	90	G	G

