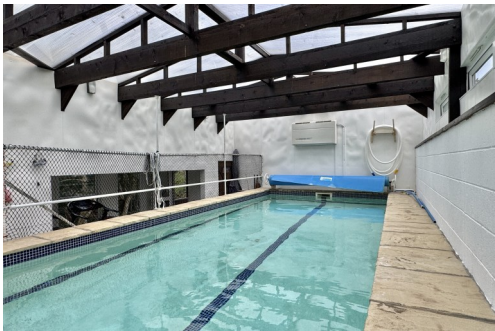


9 St Petrocs Meadow

PADSTOW



Jackie Stanley
ESTATE AGENTS



- ***Beautifully Presented & Modernised Detached Family Home***
- ***Tranquil Cul-De-Sac in Residential Area of Padstow***
- ***Four Bedrooms & Two Modern Bathrooms***
- ***Contemporary Kitchen & Wood Burning Stove***
- ***Interconnecting One Bedroom Self Contained Annexe***
- ***Enclosed Gardens & Detached Pool House***
- ***Situated within a Short Walk of the Vibrant Harbour, Cafés & Restaurants of Picturesque Padstow***

Set within a quiet private cul-de-sac and located just under a mile from Padstow Harbour, this impressive and highly versatile five-bedroom detached residence offers far more than first impressions suggest.

St Petroc's Meadow is a tranquil residential area of picturesque Padstow, just a short walk from the local school, doctor's surgery, vibrant working harbour, cafés and renowned restaurants.

Modernised and renovated by the current owners, 9 St Petroc's Meadow provides exceptional flexibility, making it ideal for families, multi-generational living, or those seeking additional income via a completely self-contained annexe. Occupying a generous corner plot, the gardens are a particular highlight, offering year-round interest and a peaceful outlook, backing onto a stream that

enhances both privacy and atmosphere. Adding further distinction is a detached pool house featuring a 8-metre indoor swimming pool — a rare and valuable amenity for a home in this location.

The accommodation is accessed via an inviting entrance hall, complete with cloakroom, stairs rising to the first floor, and doors leading to the principal reception rooms. The kitchen is contemporary in design, fitted with integrated appliances and stone work surfaces, and flows seamlessly into a matching utility room with access to both the rear garden and the integral garage.

The living room is set apart, forming a generous and welcoming space centred around a wood-burning stove with an attractive granite mantel. This in turn opens into the dining room, which conveniently reconnects to the kitchen, creating an excellent layout for both everyday family life and entertaining. An interconnecting door from the dining room also provides access to the annexe.

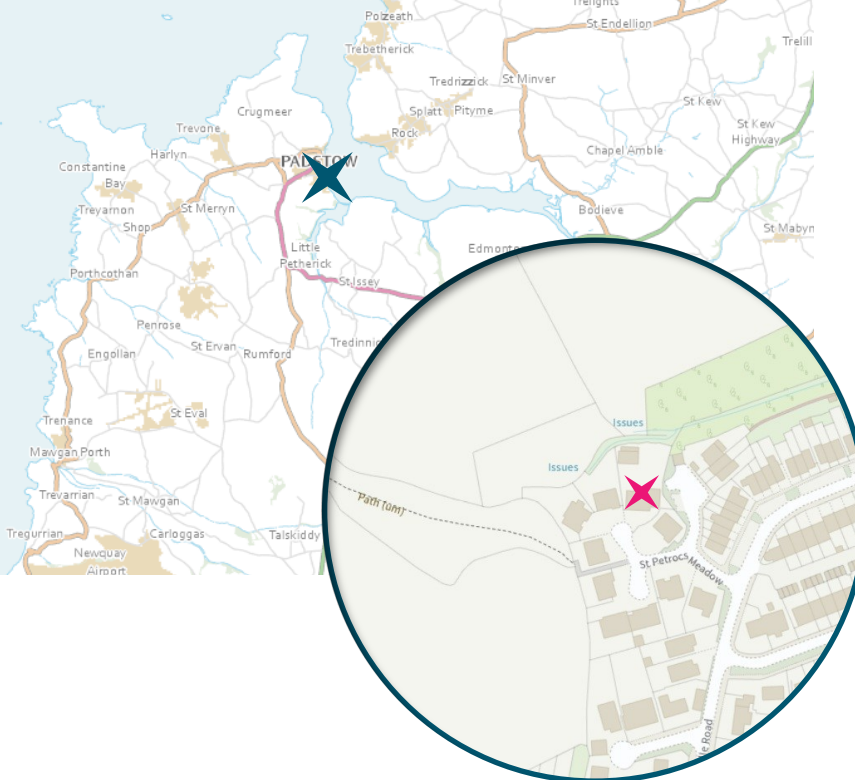
On the first floor, there are four bedrooms, three of which are genuine doubles. The principal bedroom benefits from a modern en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.

9 St Petrocs Meadow, Padstow

PL28 8HB £730,000 guide



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The annexe accommodation is completely self-contained, offering its own open-plan living, kitchen and dining area, along with a double bedroom and en-suite shower room. The annexe also enjoys the added benefit of a small, enclosed private courtyard, enhancing its independence and appeal.

Externally, the property benefits from driveway parking for at least three vehicles in addition to the integral garage. The rear garden is fully enclosed and bordered by the picturesque stream, creating a tranquil and sheltered backdrop. Designed across three tiers, the garden incorporates a combination of patios and lawned areas, descending to the lower level where the impressive swimming pool and pool house are situated. The pool house also includes space for a small gym area, adding to the leisure appeal of the home. Established planting features throughout the garden, with a variety of mature shrubs, trees and Cornish palms providing colour, structure and year-round interest.

Whether you are searching for a futureproof family home or a dual-purpose lifestyle property with genuine income potential, 9 St Petroc's Meadow delivers. Flexible, functional and finished to a high standard, this is a home designed to evolve with its owners and adapt effortlessly to changing needs.

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

The historic harbour town of Padstow sits proudly on Cornwall's dramatic North Coast, renowned for its timeless fishing heritage, picturesque streets and thriving culinary scene. The town is home to an enviable collection of cafés, bars and award-winning restaurants, including Paul Ainsworth's Michelin-starred No.6, the stylish seafood bar Prawn on the Lawn, and Rick Stein's world-famous Seafood Restaurant.

Surrounded by an Area of Outstanding Natural Beauty, Padstow is perfectly positioned for lovers of the outdoors. Within just a few miles lie some of Cornwall's most celebrated sandy beaches, ideal for sailing, surfing and family days out, while Trevose Golf & Country Club offers a championship links course with breathtaking sea views. Padstow is also well connected. The nearest mainline railway station at Bodmin Parkway (approx. 20 miles) provides direct links to London, while Newquay Airport (approx. 14 miles) offers domestic and international flights.

To find 9 St Petrocs Meadow, drive towards Padstow on the A389. As you approach Padstow, turn left onto Grenville Road just before Padstow School. Follow Grenville Road down for approximately 300 yards and St Petrocs Meadow can be found on the left hand side with number 9 in the bottom right hand corner. The postcode for satellite navigation is PL28 8HB. What3words: tasty.revamping.this

