

Church House

ST MERRYIN



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ESTATE AGENTS



- *Exceptional Former Methodist Chapel Exquisitely Converted into a Unique Contemporary Home*
- *Spectacular Double Height Open Plan Living Space with Original Stained Glass Windows*
- *Five Bedrooms with Four Luxury Bathrooms*
- *Bespoke Hand Crafted Mezzanine Kitchen with Walk-In Pantry*
- *Striking Double Sided Wood Burning Stove & Underfloor Heating*
- *Wealth of Original Character Features Seamlessly Blended with Quality Modern Finishes*
- *Private Enclosed Gardens with Terrace & Open Field Backdrop*
- *Located in the Heart of St Merryn, moments from the Seven Bays, Padstow & North Cornwall's Stunning Coastline*

Church House is an exceptional and highly individual residence, beautifully converted from a former Methodist chapel dating back to 1905. Rich in history and architectural character, the property has been thoughtfully reimagined to create a striking contemporary home that effortlessly balances period charm with modern luxury. Retained stained-glass windows, exposed timber beams and original memorial tablets serve as a constant reminder of the building's fascinating past, while elegant finishes and carefully considered design provide an outstanding standard of modern living.

At the heart of the property lies an impressive open-plan living space, designed with entertaining and family life in mind. Cleverly arranged over varying levels, each area is subtly defined by changes in floor finish and ceiling height, yet remains connected by a magnificent double-sided wood-burning stove that forms the centrepiece of the home. Above, the bespoke handcrafted shaker-style kitchen occupies a raised mezzanine, accessed via six beautifully curved, discreetly illuminated steps. Finished with cream cabinetry, solid oak worktops and natural slate flooring, the kitchen enjoys an abundance of natural light through spectacular stained-glass windows, whilst an adjoining walk-in pantry provides excellent practical storage. An impressive arched window and glazed door lead directly onto the terrace and enclosed gardens beyond, where uninterrupted views across open fields stretch towards the distant coastline.

Positioned beneath the mezzanine, the generous dining area comfortably accommodates large gatherings complemented by an original church pew that pays homage to the building's heritage. A pool table further enhances the sociable atmosphere, making Church House equally suited to lively family holidays or elegant entertaining throughout the year.

Church House, St Merryn, PL28 8NP

£850,000 guide





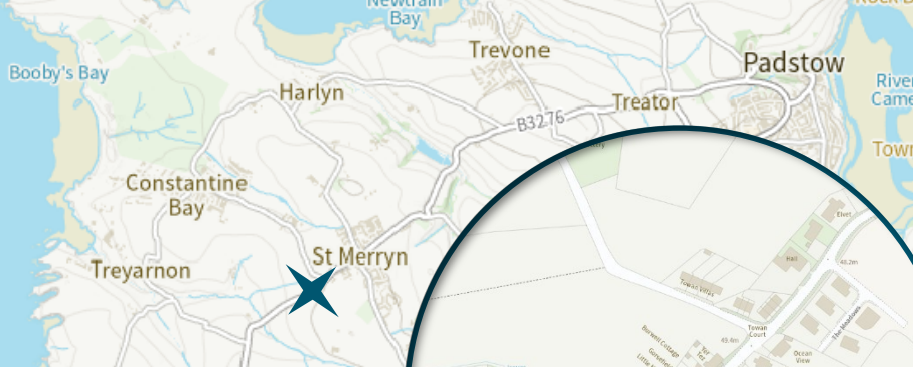
An impressive separate bedroom occupies its own mezzanine level, creating a spectacular retreat bathed in natural light from the original stained-glass windows. Original church doors have been imaginatively repurposed as a bespoke headboard, while a playful fireman's pole provides an unforgettable route back to the living space below. The former Sunday school wing offers three further beautifully proportioned bedrooms, including a luxurious king-size suite complete with freestanding bath and en-suite shower room, together with a second king bedroom and a comfortable twin room. Accessed via one of the bedrooms, a discreetly positioned bunk room provides additional sleeping accommodation and benefits from its own independent door leading out to the garden.

Four beautifully appointed bathrooms serve the accommodation, including two contemporary shower rooms, an elegant family bathroom and the en-suite to the guest bedroom. Practicality has also been thoughtfully considered, with a generous utility room incorporating laundry facilities, dog washing space and direct access from the garden, ideal after returning from nearby beaches.

Underfloor heating throughout, together with the impressive feature wood-burning stove, ensures warmth and comfort during every season, whilst modern conveniences including high-speed broadband, integrated appliances and extensive storage blend effortlessly with the property's period charm.

Outside, the enclosed rear garden enjoys an enviable degree of privacy and backs directly onto protected open countryside with glimpses of the sea beyond. A generous terrace provides the perfect setting for alfresco dining for relaxed evenings with family and friends.

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Securely enclosed and wonderfully peaceful, the gardens provide a fitting conclusion to one of North Cornwall's most distinctive and memorable homes.

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

The thriving village of St Merryn is perfectly positioned just inland from Cornwall's spectacular north coast and is widely regarded as one of the county's most desirable coastal communities. Offering an excellent range of everyday amenities, it caters equally well for permanent residents and holiday homeowners alike. Facilities include a well-stocked grocery store, the renowned Malcolm Barnecutt Bakery, petrol station with garage services, doctor's surgery, veterinary practice and highly regarded primary school. A choice of welcoming pubs and eateries includes the celebrated Cornish Arms, owned by renowned chef Rick Stein, serving quality seasonal cuisine alongside local ales.

St Merryn is ideally placed for enjoying the celebrated Seven Bays, with some of Cornwall's finest beaches just moments away. Trevone Bay and Harlyn Bay are approximately 1.5 miles from the village, the latter also home to the acclaimed Pig at Harlyn Bay. Within approximately 2.5 miles lie the golden sands of Constantine Bay, Trevarnon Bay and Porthcothan Bay, each renowned for their natural beauty and excellent surfing.

Just a short drive away is the historic harbour town of Padstow, one of Cornwall's most iconic destinations. Famed for its picturesque streets, vibrant waterfront and exceptional culinary scene, Padstow offers an outstanding selection of cafés, boutique shops, galleries and award-winning restaurants, including Paul Ainsworth at No.6, Prawn on the Lawn and Rick Stein's Seafood Restaurant.

Despite its idyllic coastal setting, the area remains exceptionally well connected. Bodmin Parkway mainline railway station is approximately 20 miles away, providing direct services to London Paddington, while Newquay Airport, just 9 miles from the property, offers an increasing range of domestic and international flights.

To find Church House, 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 over the crossroads in St Merryn. Pass the turning to Constantine Bay and Church House can be found along on the right hand side just before the school. The postcode for satellite navigation is PL28 8NP. What3words: tracking.ruins.irritable

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