



3 The Paddock, The Stables Mews, EX23 9QY Asking Price **£430,000**

Available 7 days a week

3 The Paddock, The Stables Mews, Penstowe Park,

 4 bedrooms
  2 bathrooms
  2 receptions

- Detached 4 bedroom house
- Rare opportunity to purchase full residential on Penstowe Park with access to acres of beautiful countryside walks and cycle paths
- Select community of executive conversions, apartments and detached dwellings
 - Close to village amenities
- Attractive area for both main residence and second home markets
 - EPC Rating TBC

 Location

The Stables Mews development site is located in the heart of Penstowe Park Holiday Resort, which has been welcoming holiday makers for over half a century.

Penstowe Park is based on the outskirts of the village of Kilkhampston which has a good range of local amenities including two village stores, post office, primary school, range of fast food outlets, two public houses and a place of worship. Situated between the North Cornish coastal resort of Bude (5.5 miles) and the market town of Holsworthy (9 miles), both offer a wide range of shopping, banking, educational and leisure facilities. The spectacular and dramatic north Cornish coastline, much of which is a Site of Special Scientific Interest, provides many sandy beaches with a variety of water sports available. The cathedral city and county town of Exeter is approximately 55 miles to the east.

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Approximate Gross Internal Area
1508 sq ft - 140 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

DESCRIPTION

The Stable Mews enjoys two parts, one being a charming Mews courtyard development of 2 and 3 bedroom properties and "The Paddock" accessed through the mews, opening out to a select community of 4 luxury detached private fully residential residences.

Number 3 The Paddock is a beautifully designed 4-bedroom new build home, offering modern living with spacious interiors, this property is perfect for families or those seeking a stylish and comfortable home for a family getaway or as a permanent residence.

The heart of the home is the contemporary kitchen/dining room, featuring high-quality appliances, Quartz worktop and ample space for entertaining. With direct access to the garden, it's ideal for enjoying indoor-outdoor living on the properties south-west facing patio. The large living room provides a bright and inviting space to relax, with plenty of room for large families.

Upstairs, there are three generously sized double bedrooms, including a spacious master suite with en-suite bathroom. A well-appointed family bathroom serves the remaining bedrooms alongside a fourth, single bedroom, which offers flexibility as a child's room, study, or guest space.

Set in a desirable village location, with local amenities and stunning countryside nearby, this new build home is a stunning home. Call today to book a viewing and reserve one of the last 4 bedroom houses left on the development.

SPECIFICATION

General

- Hard flooring to all living areas
- Carpet to bedrooms
- Prefinished Oak internal doors with chrome ironmongery
- Multimedia plate with satellite and Digital aerial.
- Fibre Broadband
- Air sourced heat pump heating system with modern radiators and hot water cylinders.
- 10 year new home warranty

Kitchens

- Premium individually designed kitchens by Mayflower kitchens
- Quartz stone worktops
- Premium range appliances

Bathrooms and en-suites

- Sleek sanitary ware with contemporary baths, and over bath showers
- Contemporary toilets, sinks and vanity units
- Spacious walk-in showers with chrome fittings
- Heated towel rails

External features

- Patio slabs to the rear of the kitchen and living room
- Grassed garden
- Tarmac driveway

AGENTS NOTE

Please note photos, CGI's, images, specification and measurements are for guidance purposes only and full details will be provided in your purchase contract to be verified by your solicitor.

SERVICES

Mains electricity, water and drainage. Full fibre broadband

COUNCIL TAX BAND - TBC.

ENERGY EFFICIENCY RATING - TBC.

TENURE - Freehold.

FLOOR PLANS

The floor plans displayed are not to scale and are for identification purposes only.

VIEWINGS

Please ring 01288 359999 to view this property and check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE www.kivells.com.

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