

Karrek
LITTLE PETHERICK



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ESTATE AGENTS



- ***Elevated Contemporary Detached Home***
- ***Beautiful Reverse Living Design with Views over the Village & Wooded Valley***
- ***Three Bedrooms with Principal En-Suite Shower Room***
- ***Beautifully Appointed Fully Integrated Modern Kitchen***
- ***Underfloor Heating & Bespoke Oak Joinery***
- ***Landscaped Terraced Gardens & Generous Sun Terrace***
- ***Ample Driveway Parking***
- ***Just Three Miles from Picturesque Vibrant Padstow***

Occupying an enviable elevated position above the picturesque village of Little Petherick, this exceptional detached three bedroom residence has been meticulously designed to combine contemporary architecture with premium craftsmanship and traditional materials, offering luxurious modern living in a desirable location.

Finished to an outstanding specification throughout, the property enjoys beautifully proportioned reverse-level accommodation that has been thoughtfully arranged to maximise natural light and take full advantage of the far-reaching outlook across the rooftops of the village and the surrounding wooded valley.

The heart of the home is the stunning open-plan ground floor living space. A beautifully appointed kitchen features sleek contemporary cabinetry, elegant marble worktops, a substantial central island and a comprehensive range of integrated Neff appliances including double ovens, induction hob, microwave, fridge/freezer and dishwasher, creating an impressive space for both everyday living and entertaining. Extensive glazing fills the room with natural light, while the adjoining dining and sitting areas flow effortlessly onto a generous sun terrace, perfectly positioned to enjoy the peaceful outlook over the mature landscape. The principal sitting area is centred around a stylish inset contemporary fireplace, creating a warm and inviting focal point throughout the seasons.

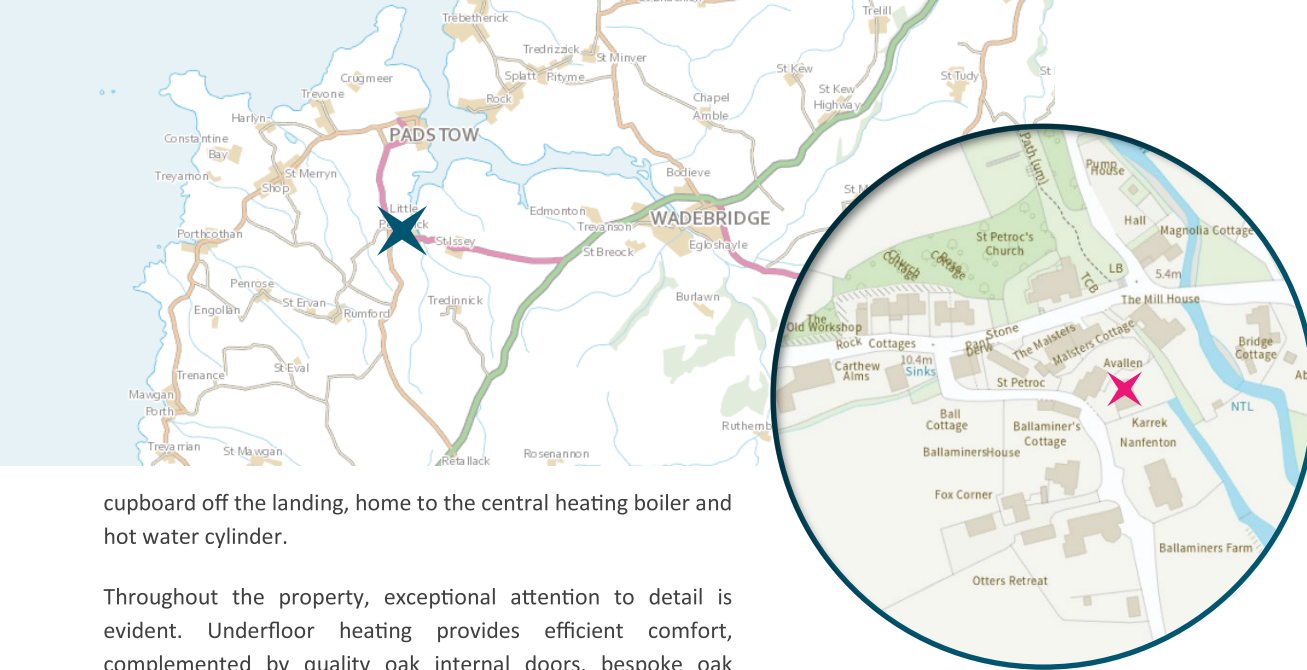


The upper level comprises three beautifully presented bedrooms, including an impressive principal suite benefiting from a luxurious en-suite shower room finished with premium fittings and contemporary tiling. A beautifully appointed family bathroom serves the remaining bedrooms, while a separate cloakroom on the ground floor provides convenience for guests. Practicality has been given equal consideration, with a fully fitted utility room offering additional storage and laundry facilities, complementing the home's refined yet highly functional design. There are cloaks and storage cupboards within the entrance hall and airing



Karrek, Little Petherick, PL27 7QT
£725,000 guide





cupboard off the landing, home to the central heating boiler and hot water cylinder.

Throughout the property, exceptional attention to detail is evident. Underfloor heating provides efficient comfort, complemented by quality oak internal doors, bespoke oak joinery and premium flooring that reinforces the home's luxurious feel. A comprehensive alarm system provides additional peace of mind.

Outside, professionally landscaped terraced gardens have been designed to make the most of the property's elevated setting, creating a series of attractive seating areas and terraces that enjoy excellent levels of sunshine and uninterrupted views across the valley. The generous entertaining terrace provides an ideal setting for al fresco dining, while thoughtfully planted borders and architectural landscaping blend beautifully with the surrounding Cornish landscape. To the front, a private gravelled driveway provides ample off-road parking and a welcoming approach to the property. External steps lead down the side of the property to the terrace at the rear.

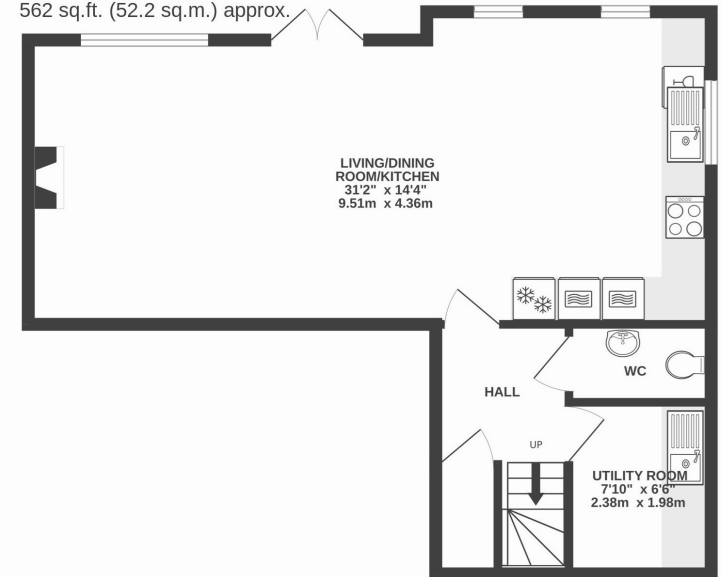
This is a rare opportunity to acquire a beautifully crafted contemporary home offering exceptional specification, outstanding comfort and an enviable lifestyle in a sought after North Cornwall village.

Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band E. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

Little Petherick is one of North Cornwall's hidden gems, a charming creekside village nestled within the Camel Estuary Area. Just a few minutes from the vibrant harbour town of Padstow, the location perfectly balances peace and privacy with easy access to some of Cornwall's finest amenities. The renowned restaurants of Padstow, championship golf courses at Trevose, the Camel Trail and the golden surfing beaches of Trevone, Harlyn Bay and Constantine Bay are all within easy reach, making this an outstanding permanent residence, luxurious second home or high-quality coastal retreat.

To find Karrek, leave Padstow and follow the A389 for approximately 1.5 miles passing Trevisker Garden Centre along the way. Turn left at the signpost to Wadebridge, St Issey and little Petherick and follow the A389 down the hill. Take the second turning on the right and follow the lane to the left and up the hill. Karrek can be found on the left hand side. The postcode for satellite navigation is PL27 7QT. What3words: graduated.quaking.identity

GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 sq.m.) approx.

