

**Rohrs & Rowe**

Beacon Place Station Approach, Victoria, PL26 8LG

**Tel:** 01872 306360

**Email:** [info@rohrsandrowe.co.uk](mailto:info@rohrsandrowe.co.uk)



**ROHRS & ROWE**



**7 Churchtown Rise, St. Merryn, Padstow, PL28 8ND**

**Guide price £1,295,000**

Brand-new architect designed 5 bedroom detached house constructed to an exacting standard and specification, with stylish contemporary finishes both inside and out.

An attractive entrance hall is a delightful introduction to the house and features a bespoke oak and glazed staircase. At the rear of the ground floor is a vast 41' open-plan lounge/kitchen/diner, that has two sets of sliding glazed doors opening directly into the rear gardens. There is also an attractive walk-in boxed bay window to the side, helping to provide the room with excellent levels of natural light. The kitchen is fitted with very stylish dark navy units and it features a large central island, with contrasting white worktops and numerous high quality fitted appliances. The spacious lounge area has a cosy feel that is enhanced by a contemporary fitted wood burner. The utility room is also fitted with matching navy units and there are spaces for free standing appliances. There is also a large fifth bedroom on the ground floor, providing great flexibility to the layout and if preferred, can also be utilised as a separate reception room. On the opposite side of the entrance hallway is a large, fully tiled, ground floor wet room.

The first floor is home to the 4 main bedrooms. The main bedroom suite is a stunning room, with a double height vaulted ceiling and architectural gabled windows being the feature. There are also two sets of glazed doors on opposing sides of the room, opening onto an outside balcony and private terrace respectively. The 3 additional bedrooms are all very good-sized doubles, with two having en suite shower rooms and the other is served by a spacious family bathroom.



The gardens have been beautifully landscaped and comprise of areas of lawn, paved patios and low maintenance attractive planting. The rear gardens enjoy the more southerly and westerly light, making it the perfect space in which to entertain throughout the day. At the front is a large gravelled driveway providing parking for numerous cars and beyond is a detached double garage measuring circa 5.7 x 5.7 metres.

The house has also been fitted with solar thermal roof panels, creating hot water. There is an electric car charging point fitted to the outside wall of the garage.

Location

Churchtown Rise is set within the highly desirable village of St Merryn, in the heart of the magnificent Seven Bays, just to the south of Padstow. The Seven Bays area is named after the seven bays that surround St Merryn, providing a different beach to visit for each day of the week! It has for many years been one of the most favoured and sought-after locations in Cornwall, particularly for people wanting to enjoy some of the best coastline and lifestyle that Cornwall has to offer. Its fine sandy beaches and excellent surfing opportunities are amongst the best in the county and, for keen golfers, the championship golf course of Trevose is a must.

St Merryn has an excellent range of facilities and eateries. Rick Stein Cornish Arms pub is just a few moments away from Churchtown Rise, on the opposite side of the road. Other excellent restaurants and eateries included Rafferty's, The Olive Tree and the Farmers Arms to name but a few. Located above Harlyn Bay, between St Merryn and Constantine Bay is the renowned Pig Hotel, providing fine dining and 5 star accommodation. Padstow itself is only minutes away, which is home to Rick Stein's original and most famed Seafood Restaurant. The town is also host to many other well known restaurateurs including the Michelin starred chef Paul Ainsworth at his flagship restaurant Number 6.

Just outside Padstow at St Issey is the excellent Trevibban Mill Vineyard and further up the Camel Estuary there is the internationally acclaimed Camel Valley Vineyard. Wadebridge is also within easy reach and hosts a wide range of interesting boutique shops. Newquay Airport is only approximately 20 minutes drive away and provides daily flights to airports across the country, as well as other locations around Europe.

SERVICES

Mains water, electricity and drainage. Mains gas central heating.

Additional Information

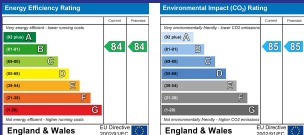
Council Tax - Band F

Underfloor heating to ground floor.

Fibre broadband available.

Freehold. Small service charge for private road - cost TBC.

Timber frame construction with slate roof and double glazing throughout.



ROHRS & ROWE