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## 6 Churchtown Rise, St Merryn, Padstow, PL28 8PF

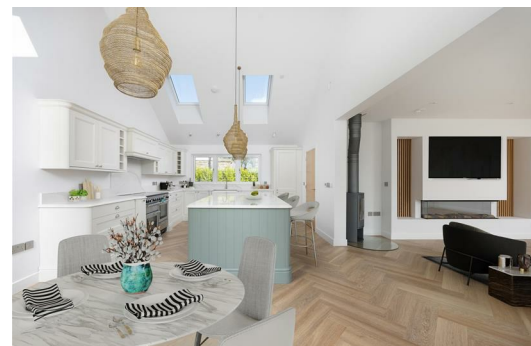
Guide price £1,395,000

An exceptional and brand-new architect-designed five-bedroom detached residence, finished to a luxurious standard throughout, showcasing striking contemporary styling and meticulous attention to detail, with panoramic southerly views across open countryside.

6 Churchtown Rise is part of an exclusive development of just eight similar homes and will be the last brand-new house available for sale, as the other seven are now occupied. It enjoys a prime location on the eastern side of the village, just moments from Rick Stein's acclaimed pub, The Cornish Arms, and a footpath leading towards Harlyn Bay and The Pig hotel and restaurant.

To the rear, the property enjoys far-reaching southerly views across miles of rolling countryside, while the front elevation offers partial sea views towards Harlyn Bay from the first floor. Designed and built to an exacting specification, the house combines high-quality materials with a refined finish inside and out. The accommodation extends to approximately 270 sq. m and includes an exceptionally large detached garage, measuring 6.9m x 6.8m, complete with a double vaulted ceiling.

The striking entrance hall features a bespoke oak and glazed staircase rising to the first floor, alongside a walk-in storage cupboard and access to one of the spacious ground-floor bedrooms. To the rear lies the showpiece of the home—a vast L-shaped open-plan kitchen, dining, and living area extending to over 36' x 23'. This impressive space features three sliding glazed doors in the lounge area, opening onto a covered patio and the south-facing garden, creating a seamless flow between indoors and out and also provide delightful rural views. The lounge includes a stylish integrated media wall with feature glazed electric fire and a separate contemporary wood-burning stove, adding warmth and character. The adjacent dining area also enjoys sliding glazed doors, that give access to the gardens and provide views.





The kitchen is both sleek and modern in its design, featuring elegant off-white cabinetry, a large feature central island is finished in light sage, and there are high-quality fitted appliances. A vaulted ceiling with four roof lights adds volume and floods the space with further natural light. The adjacent utility room includes further fitted cabinets and units, there is a tall freezer and fitted washing machine and tumble dryer. Access to outside is via a side door, and there is also a door to a good-sized ground-floor shower room that also houses a plant room/cupboard, with both the gas boiler and hot water tank in situ.

Also on the ground floor are two substantial bedroom suites. Bedroom four is positioned at the front and features a bay window and has an en suite shower room, as well as fitted wardrobes and drawers. Bedroom five, to the rear, enjoys a southerly aspect with direct access to the garden, an en suite shower room, and a walk-in cupboard. This flexible room could also serve as an additional reception room, snug, or TV room. The ground floor benefits from a wet underfloor heating system throughout, fed from a mains gas boiler.

Upstairs, the double-height landing is a striking feature, enhanced by a gabled window offering sea glimpses towards Harlyn Bay. There are three generous double bedrooms, each with its own en suite. The principal suite spans the full depth of the house and boasts a vaulted ceiling, gabled feature window, and glazed door opening onto a large south-facing balcony—perfect for enjoying the panoramic countryside views. A dedicated dressing area with fitted wardrobes and dressing table leads to a luxurious, fully tiled en suite bathroom with freestanding bath and walk-in wet room shower.

### Outside

To the side of the property, a large gravelled parking area offers ample space for multiple vehicles and leads to the detached double garage. The high-specification garage is larger than others on the development, featuring a double-height, non-trussed vaulted ceiling—with enough space for a potential mezzanine level—and it has both power and water. Two front doors provide easy access, and the internal space measures 6.92m x 6.79m.

The gardens are beautifully landscaped and the rear gardens enjoy excellent privacy and a sunny southerly orientation. There is a large level lawn area, with low-maintenance feature planting. A broad paved terrace extends across the rear of the house, with an additional paved area behind the garage, perfect for catching the sun. The rear boundary is enclosed by contemporary timber fencing with slate capping. A further lawn to the westerly side of the property enjoys the later afternoon and evening sun. There are two external showers, located at opposite ends of the house, ideal after beach visits or after walking the dog on the

beaches or nearby coastal paths.

Further features of the house include solar thermal roof panels providing hot water, there is a fitted electric vehicle charging point, and there is access to high-speed fibre broadband.

### 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. Solar Thermal water heating

### Additional Information

- Council Tax - Band F
- Underfloor heating to ground floor.
- Fibre broadband available.
- Freehold.
- Small service charge for private road - cost TBC.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	88	G	G