

Rohrs & Rowe

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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.



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.

Location

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.

SERVICES

Additional Information

Council Tax - Band F

