



Jackie Stanley Estate Agents  
1 North Quay  
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**Jackie Stanley**  
ESTATE AGENTS



Detached Dormer Bungalow  
Four Bedrooms with Master En-Suite & Family Bathroom  
Two Spacious Reception Rooms/Gas Fire  
Ample Driveway Parking & Detached Garage  
Enclosed Rear Garden & Patio Area  
Currently a Successful Holiday let  
Convenient Village Location Moments from the Coast

**Penwhine, St Merryn**  
**£479,950**

This charming detached dormer bungalow with four bedrooms, enclosed garden, garage & plenty of parking is situated in a super convenient location within the bustling and sought after village of St Merryn.

For further information about this property please visit our office or call us on

**01841 532555**



rightmove  Zoopla.co.uk  PrimeLocation.com 



Registered Office  
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Registered in England 4991702

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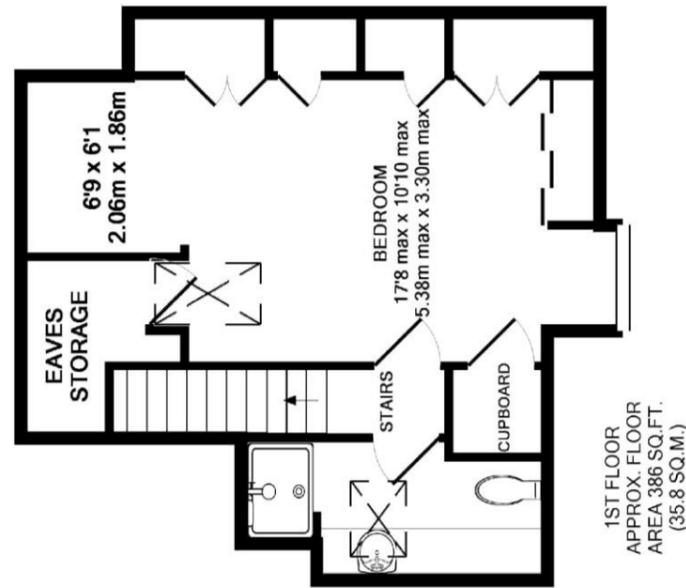
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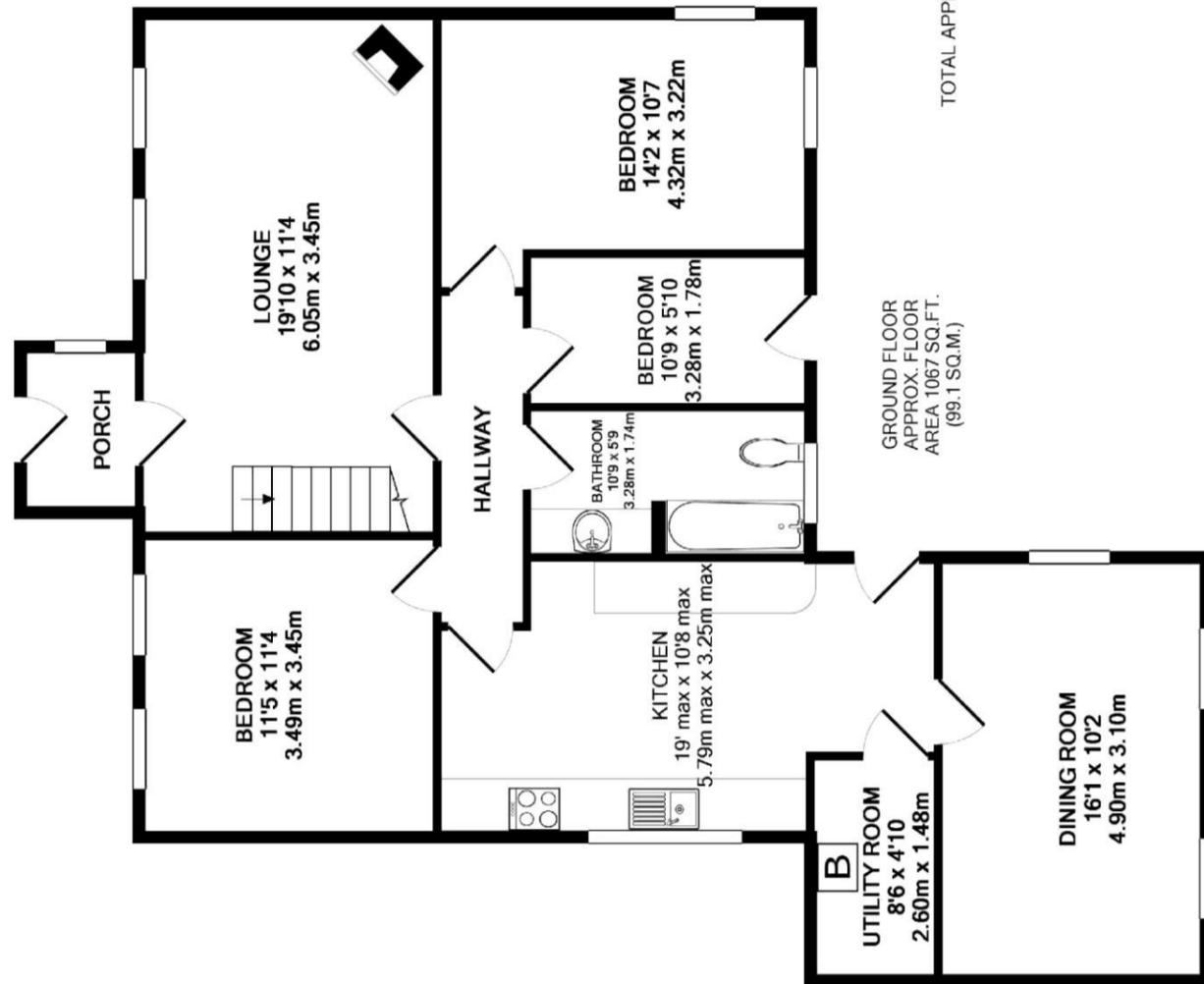


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1ST FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.8 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1067 SQ.FT.  
(99.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1452 SQ.FT. (134.9 SQ.M.)

Situated in a convenient location within the bustling village of St Merryn and just a short walk to the many local amenities is Penwhine, a charming and spacious detached dormer bungalow currently a successful holiday let which would equally make for a comfortable family home.

Penwhine is approached via the driveway which has plenty of parking for up to four vehicles. Internally there is a large sitting room with a gas fire, kitchen and separate dining room on the ground floor, along with three bedrooms and a family bathroom. On the first floor there is a large master bedroom with under eaves storage, velux window, window seat and an en-suite shower room.

Outside, there is an enclosed rear garden and private suntrap patio area with plenty of space for a large table and chairs. There is a detached garage and ample parking. Services to the property include mains water, electricity, gas and drainage.

The bustling village of St Merryn offers a good range of amenities including several restaurants, a post office/grocery store, a bakers/delicatessen, a petrol station/garage and two Public Houses including Rick Stein's 'The Cornish Arms' serving great food and local ales. There is also a doctors surgery and Primary School with an excellent reputation. The village is a great base from which to explore the surrounding coastline which includes the beaches of Harlyn Bay, Trevone Bay, Constantine Bay, Treyarnon and Porthcothan which are all located within a 3 to 5 mile radius.

The historic and picturesque fishing town of Padstow is just three miles distant and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6 and of course Rick Steins esteemed Seafood restaurant. Within 9 miles is the thriving market town of Wadebridge on the river Camel, which offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay just 13 miles away.

To find Penwhine, leave Padstow and follow the B3276 towards Trevone and St Merryn. Follow this road for approximately 2.7 miles. Pass the Cornish Arms pub and continue into the heart of St Merryn. Head straight over the crossroads through St Merryn and Penwhine can be found shortly after the school on the righthand side. The postcode for satellite navigation is PL28 8NP.

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