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**Jackie Stanley**  
 ESTATE AGENTS



Located on the Outskirts of St Columb  
 Generously Proportion Detached Family Home  
 Three Double Bedrooms  
 Beautifully Styled Accommodation  
 Self Contained One Bedroom Annexe  
 Enclosed Rear Garden & Off Road Parking  
 Quiet Cul De Sac Location

**2 Beech Drive, St Columb**  
**£360,000**

This beautifully styled & generously proportioned three bedroom detached family home is located in a quiet cul-de-sac on the outskirts of the historic market town of St Columb, complete with a self contained one bedroom annexe, enclosed rear garden & driveway parking.

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

**01841 532555**



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2 Beech Drive is a beautifully styled and generously proportioned three bedroom detached family home, positioned within a quiet cul-de-sac on the immediate outskirts of the sleepy and historic market town of St Columb.

This spacious family home has the added benefit of a self contained one bedroom annexe adjoining, complete with its own entrance, open plan living space, kitchen and first floor double bedroom with en-suite shower room.

The main house has a fantastic sense of style and quality, evident from the moment you step through the door. The living space is open and free flowing, separated by the central staircase rising to the first floor. To the right is the extensive kitchen/dining room, dual aspect with front and rear windows and a wood floor underfoot. The modern kitchen is cream in colour with a generous range of floor and wall cabinets and drawers, wooden work surfaces, range style cooker and integrated fridge/freezer. Beyond the kitchen is a separate yet matching utility room and cloakroom. The living space, on the other side of the house, is light and bright with a triple aspect, a feature fireplace with timber mantel and patio doors leading to the conservatory. This, in turn, has French doors opening to the rear garden. Up on the first floor are three double bedrooms and contemporary family bathroom, complete with stylish tiling, bath and separate curved glass shower enclosure.

With ample driveway parking, an attractive brick façade and small front garden, the approach to number 2 Beech Drive is pleasant. Moreover, the enclosed gardens to the rear are well designed. Low maintenance artificial grass sits between two areas of raised decking with the borders filled with established plants, shrubs and small trees. A nice touch is the children's climbing wall! To the side sits a large garden shed and gated access to the front. Services to the property include mains water, electricity, gas and drainage.

The favoured town of St Columb is an old market town and was the historic banking capital of North Cornwall. The Bishops Palace, built in the 17<sup>th</sup> Century, is still in existence. This vibrant Cornish town offers a comprehensive range of amenities including two butchers, a Co-Op, a post office, a chemist, library, antique shop, tea rooms, public houses, a hairdressers and barbers, a large hardware store and a variety of other small shops. St Columb Major Academy is a well regarded academy school. The town lies approximately 6 miles inland of the revered coastal hotspot of Mawgan Porth with its stunning sandy beach and the multi award winning Bedruthan Hotel and spa. The walk through Carnanton Woods is particularly pleasant, heading along the river all the way to St Mawgan and on to Mawgan Porth.

Within 11 miles is the historic and picturesque fishing village of Padstow which 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. 2 Beech Drive is a great base from which to explore the surrounding coastline and within easy motoring distance are the beautiful beaches of Harlyn Bay, Trevone Bay, Constantine Bay and Treyarnon all offering access to the south west coast path. The nearest mainline station is Bodmin Parkway which is approximately 16 miles distant with the nearest airport at Newquay just 4 miles away with internal and international flights.

To find 2 Beech Drive, leave Padstow and follow the A389 for approximately 6.5 miles passing Trevisker Garden Centre along the way. Continue along the A389 as it becomes the B3274 and follow all the way to Winnards Perch roundabout. At the roundabout, turn right onto the A39 and drive to the next roundabout. Take the last exit signposted St Columb Major and follow Station Road into the town. Turn left onto Newquay Road, signposted to Newquay, and follow the road for approximately half a mile before turning left into Carloggas Grove. Turn immediately right into Beech Drive and number 2 can be found along on the right hand side. The postcode for satellite navigation is TR9 6SZ.

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