



Trehemborne Lodge

Jackie Stanley Estate Agents
 1 North Quay
 Padstow
 Cornwall
 PL28 8AF

t: 01841 532555
 e: sales@jackie-stanley.co.uk



Jackie Stanley
 ESTATE AGENTS



Brand New Bespoke Detached House
 Exceptional Quality & Individual Design
 Four Double Bedrooms/Two En-Suite
 Thoughtfully Designed with a Unique High Specification Finish
 Backed by Open Farmland & Bordered by Stream on South West Boundary
 1/4 Acre of Private Landscaped Gardens in a Semi Rural Position on the Outskirts of St Merryn
 Situated Close to the Revered Beaches of Treyarnon Bay & Porthcothan Bay

Trehemborne Lodge, St Merryn
£845,000

Currently under construction is this brand new four bedroom detached house of exceptional quality & bespoke design, backed by open farmland & located on the outskirts of the bustling village of St Merryn, close to the revered bays of Treyarnon & Porthcothan.

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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VAT Registration No: 6759665 67
 Registered in England 4991702

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First Floor Plan



Ground Floor Plan

Jackie Stanley are delighted to bring to market this brand new four bedroom detached house of exceptional quality and bespoke design, located on the outskirts of the bustling and highly popular village of St Merryn and within touching distance of the revered bays of Treyarnon and Porthcothan.

Currently under construction with an anticipated completion towards the end of 2020, Trehemborne Lodge will stand at over 2800 square feet within quarter of an acre of private landscaped gardens, bordered by a stream on the south west boundary with open farmland to the east.

The thoughtful design of this substantial detached dwelling has a deliberate traditional style intended to compliment the immediate surroundings using a mixture of natural slate, Callywith Quarry Cornish hand cut stone and heritage style windows. Features of note will include a traditional cottage kitchen with premium appliances, uniquely styled bathrooms including two en-suite, four genuine double bedrooms and a feeling of space, light and quality throughout. Trehemborne Lodge will sit comfortably within the quarter acre site with a traditional two storey layout, integral beach store and associated driveway parking.

The property is located just off the B3276 coast road between St Merryn to Porthcothan, within touching distance of the revered beach at Treyarnon Bay. Behind the five bar gate access will be extensive areas of lawn, patio, attractively planted borders and the original orchard with the meandering stream at its foremost boundary. Services to the property include mains gas, water, electricity 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 2 to 4 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, cool seafood bar Prawn On The Lawn 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 Trehemborne Lodge, 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 continue along the road for approximately 0.6 miles. Pass Trehemborne Cottage and the entrance to Trehemborne Lodge can be found along on the left hand side. The postcode for satellite navigation is PL28 8JU.

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