

# 5 Parc Eglos

ST MERRYIN



**Jackie Stanley**  
ESTATE AGENTS





- **Unexpectedly Large Detached Bungalow on Corner Plot**
- **Peaceful Cul-De-Sac within Bustling St Merryn Village**
- **Four/Five Bedrooms & Three Reception Rooms**
- **Stylish En-Suite Shower Room & Chic Family Bathroom**
- **Modern Integrated Kitchen with Range Cooker**
- **Enclosed Patio & Decking**
- **Semi-Detached Garage & Driveway Parking**
- **Just 2.5 Miles from Picturesque Padstow & 1.5 Miles from the Beaches of Trevone & Harlyn**



Situated within a peaceful cul-de-sac close to the centre of the bustling village of St Merryn is 5 Parc Eglos, an unexpectedly large modernised detached bungalow with versatile accommodation. In their ownership for some twenty years, the current vendors have transformed this 1970's property into a modern home full of stylish fixtures and fittings and thoughtful design.



Noteworthy features include two wood burning stoves, engineered oak, solid oak and Marmoleum flooring, vaulted ceilings in two of the reception rooms, UPVC and Iroka wooden doors and windows, a Rangemaster cooker, two contemporary bathrooms including an en-suite, a semi-detached garage with electric roller door and off road parking.

Three of the four bedrooms are genuine doubles, three of which have built in storage and one has the en-suite shower room. Within one extension is a versatile reception room which has its own entrance door and would double as a fifth bedroom. The study/office can again become a bedroom, if required.

The main family bathroom is super stylish with attractive tiling and shower over bath whilst the main sitting room is home to a freestanding wood burning stove and ample space for sofas and occasional furniture. The kitchen/dining room extension is a light, bright social space. The ceiling is vaulted and beamed, the wood burner is recessed into the wall and

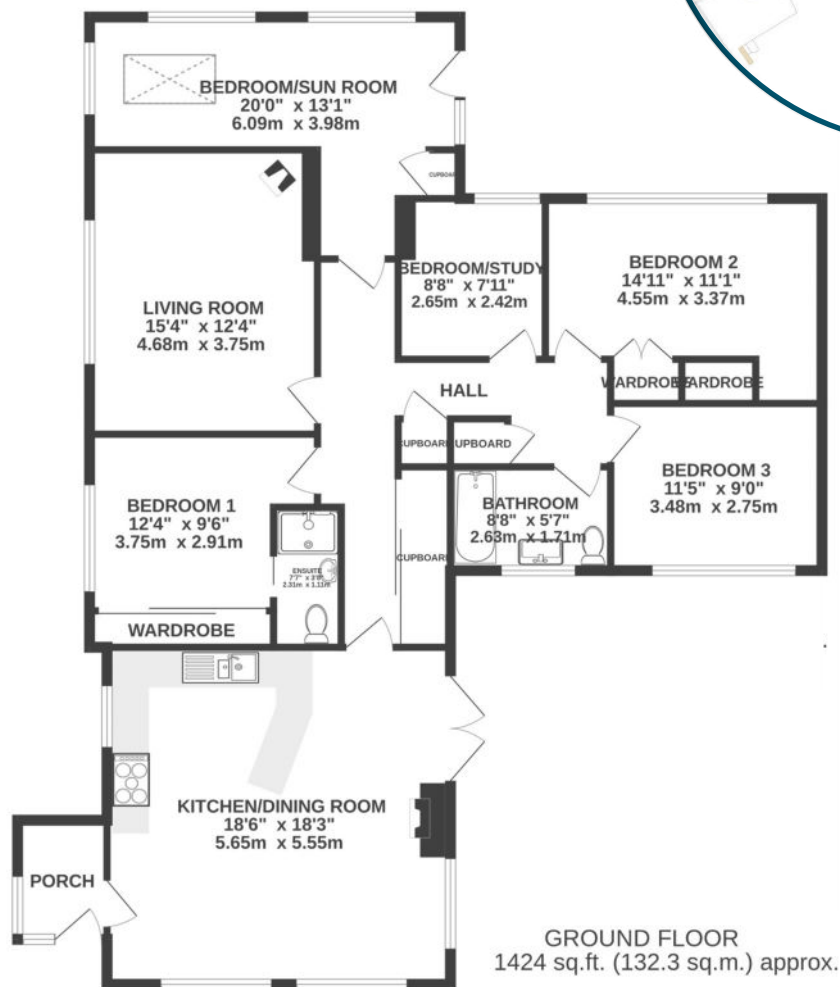
**5 Parc Eglos, St Merryn**

**PL28 8NW**

£650,000 guide



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the kitchen is modern, equipped and well designed. There is even an entrance porch which is handy for coats and boots!

Outside there is driveway parking in front of the semi-detached garage which has an electric roller door, personal door to the side and ample storage. Between the garage and the property is a private and fully enclosed courtyard garden, with composite decking, patio and planted beds.

The perimeter to the front and side is bounded by a low Cornish stone wall with a combination of lawn, mature shrubs and raised vegetable beds. The exterior of 5 Parc Eglos is part rendered and part clad in cement board cladding, all under a concrete tiled roof. Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band D.

The bustling and vibrant village of St Merryn is situated just inland on the revered North Cornish coast. A sought after location, the village offers an excellent range of amenities including a number of eateries, grocery store, a Malcolm Barnecutt bakery, a petrol station and garage and two Public Houses including Rick Stein's Cornish Arms serving great food and local ales. There is also a doctors surgery, Veterinary surgery and Primary School with an excellent reputation.

The village is a great base from which to explore the Seven Bays and fabulous stretch of rugged coastline. The beaches of both Trevone and Harlyn are just 1.5 miles distant, Harlyn home to the acclaimed Pig Hotel and restaurant. Within a 2.5 mile radius are the beaches of Constantine, Treyarnon and Porthcothan as is the historic and picturesque fishing town of Padstow. Foodie haven Padstow 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. The nearest mainline station is Bodmin Parkway which is approximately twenty miles distant with the nearest airport at Newquay just nine miles away with domestic and international flights.

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To find 5 Parc Eglos, leave Padstow on the B3276 towards St Merryn and follow this road for approximately 2.7 miles. Pass St Merryn Church and the Cornish Arms and continue into the heart of the village. At the crossroads, turn left and then take the second left into Parc Eglos. Number 5 can be found along on the left hand side on the corner. The postcode for satellite navigation is PL28 8NW. What3words: amused.replying.lamenting