

Carthew Alms

LITTLE PETHERICK



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ESTATE AGENTS



- **Refurbished & Modernised Detached Home of Approximately 1,800 Square Feet**
- **Four Double Bedrooms with Two Modern Bathrooms**
- **Two Reception Rooms & with a Beautiful Modern Kitchen**
- **Approximately 0.4 Acres of Gardens & Grounds**
- **Detached Art Studio & Self Contained Cabin**
- **Mature South Facing Gardens with Solar Heated Swimming Pool & Outdoor Kitchen**
- **Detached Double Garage with Shower Room & Utility**
- **Just Three Miles from Picturesque Vibrant Padstow & the Seven Bays**

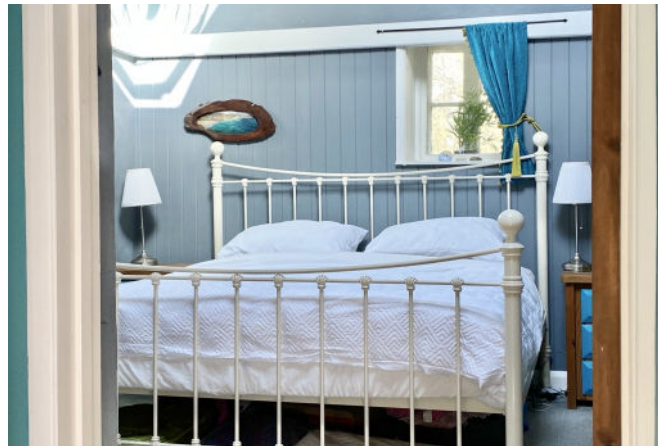
This deceptively spacious traditional cottage is hidden away amongst 0.4 acres of gardens and grounds bordered by a gently flowing stream, nestled in the pretty and quaint hamlet of Little Petherick within a short drive or cycle of both picturesque Padstow and bustling Wadebridge.

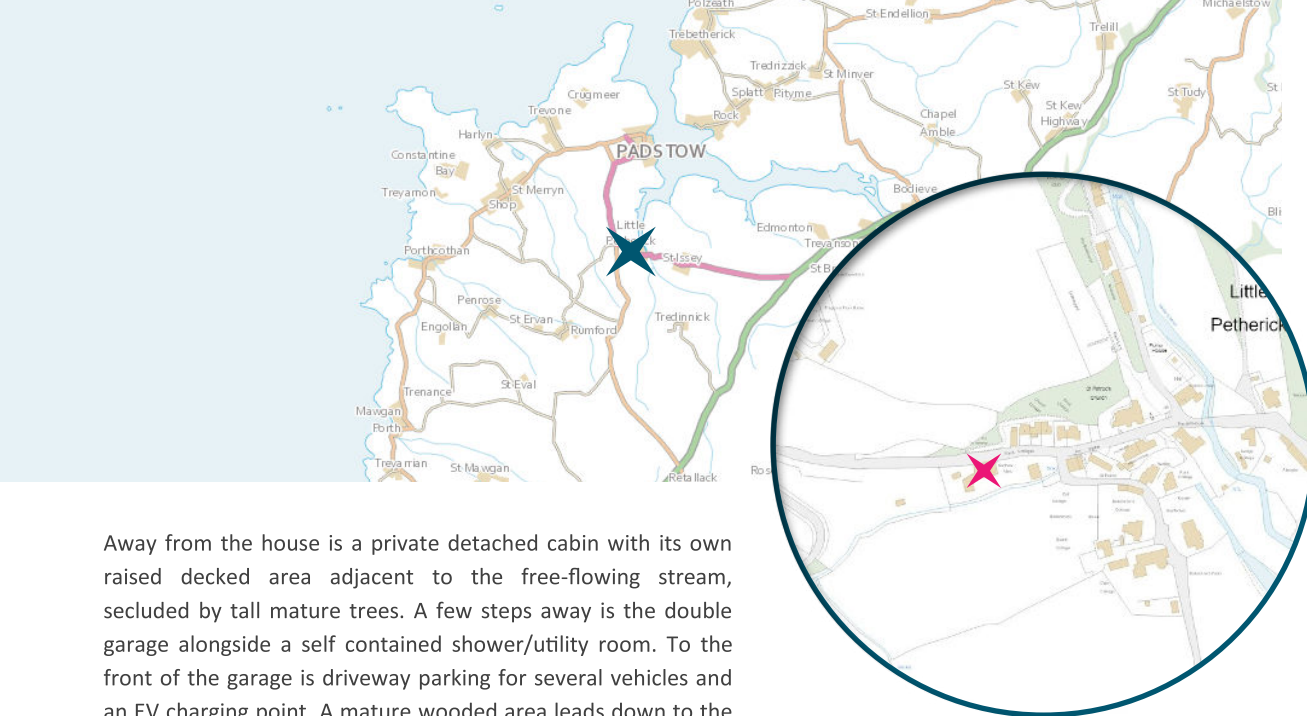
Carthew Alms is a unique property having been refurbished and modernised by the current vendors to create a hugely interesting and eclectic home of versatility. Noteworthy features include a detached art studio, a detached cabin, a solar heated swimming pool, a detached double garage, a outdoor kitchen, established and mature gardens and grounds.

Carthew Alms has four characterful and individually styled double bedrooms as well as two contemporary bathrooms. The living space is open and free-flowing with a freestanding central wood burning stove the focal point and bi-folding doors opening to the patio garden and swimming pool. The kitchen is beautifully appointed, modern and fully integrated with a combination of Quartz and oak block work surfaces. One will enjoy finding the secret bookshelf door, behind which is a second reception room with high ceiling and wood burning stove! Further rooms include the entrance porch and separate utility room.

The gardens and grounds of Carthew Alms constitute approximately 0.4 acres. The main entertaining space centres around the 8.5m swimming pool which is solar heated and surrounded by an array of patio and decked seating areas complete with outdoor kitchen, covered pergola and Balinese seating area over the stream. Up behind the property is the detached art studio complete with wood burner and a large garden shed.

Carthew Alms, Little Petherick PL27 7QT £895,000 guide



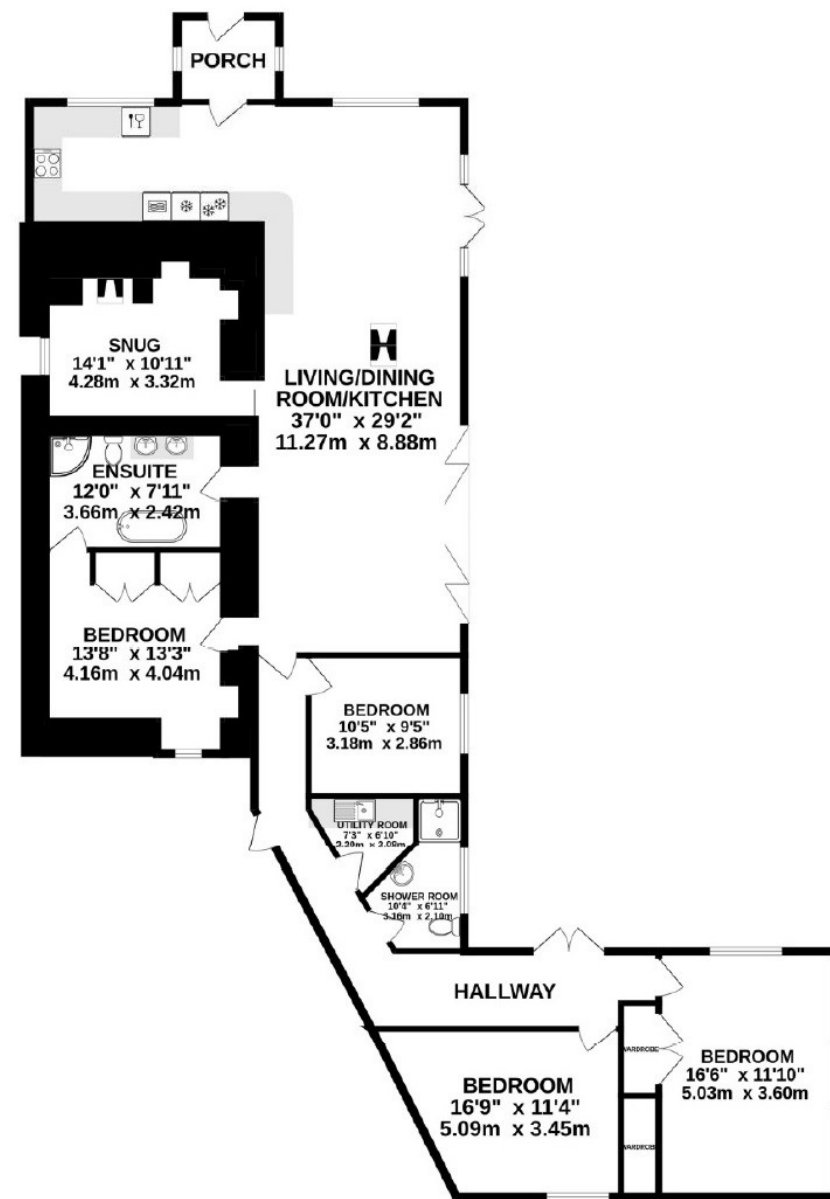


Away from the house is a private detached cabin with its own raised decked area adjacent to the free-flowing stream, secluded by tall mature trees. A few steps away is the double garage alongside a self contained shower/utility room. To the front of the garage is driveway parking for several vehicles and an EV charging point. A mature wooded area leads down to the stream and on the other side, steps gently ascend through the lawned garden to the front porch.

Services to the property include mains gas, water, electricity and drainage with solar heating for the swimming pool. EPC rating TBC. Council tax band G.

Little Petherick is a lovely hamlet steeped in history in the wooded valley of Little Petherick Creek, a tidal inlet of the Camel Estuary. The hamlet is situated just two miles from the historic and picturesque fishing town of Padstow, located on the North Coast of Cornwall offering 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. An area of outstanding natural beauty, there are several sandy beaches within 2 to 4 miles as well as the championship golf course at Trevose. The town also has a supermarket and excellent Primary School. For more extensive shopping facilities, the thriving market town of Wadebridge is just 5 miles distant and 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 18 miles distant with the nearest airport at Newquay approximately 12 miles away. Across the road is a footpath which leads to Petherick Creek, The Saints Way and the Camel Trail, a dream for walkers and cyclists alike.

To find Carthew Alms, leave Padstow and follow the A389 for approximately 1.5 miles passing Trevisker Garden Centre along the way. Turn left at the signpost to Wadebridge, St Issey and Little Petherick and follow the A389 down the hill for half a mile, at which point you will see a lane on your right hand side. The entrance to Carthew Alms Cottage is on your right as you enter the lane. The postcode for satellite navigation is PL27 7QT. What3words: questions.summaries.rock



TOTAL FLOOR AREA: 1784 sq.ft. (165.7 sq.m.) approx.