

Riviera
ST MERRYIN



Jackie Stanley
ESTATE AGENTS



- **Substantial Detached House within Vibrant St Merryn Village**
- **Gorgeous Well Stocked Gardens Measuring Approximately 165 Foot**
- **2177 Square Feet of Generously Proportioned Accommodation**
- **Four/Five Bedrooms & Two Reception Rooms**
- **Modern Kitchen & Two Bathrooms**
- **Detached Double Garage and Ample Driveway Parking**
- **Just Three Miles from Picturesque Padstow & 1.5 Miles from the Beaches of Treyarnon & Harlyn**



Built some 20 years ago with gardens and grounds that extend to approximately 0.25 acres is Riviera, an appealing four/five bedroom detached house located within the bustling village of St Merryn.

The fabulous beaches of Harlyn, Treyarnon and Porthcothan on the rugged North coast of Cornwall are all 1.5 miles distant from Riviera with picturesque Padstow just a three mile drive.

The gardens of Riviera are a real notable feature at approximately 165 feet in length, beautifully landscaped and generously stocked with an array of established shrubs, bushes, plants and trees together with a huge swathe of luscious lawn. Furthermore, there is a large patio, garden shed, pergola and repurposed ship rope feature.

Built of traditional concrete block cavity wall construction surmounted by a natural slate roof, the 2177 square feet of accommodation briefly comprises a UPVC entrance/storm porch which leads straight into the reception hall with Karndean flooring and a turned staircase rising to the first floor, cloakroom and office/bedroom five with fitted work unit. This is open to the spacious kitchen/dining room with a modern range of floor and wall cabinets and drawers and complete with integrated eye level oven, induction hob and extractor, all fitted just two years ago. The utility room is found separately with space for white goods, a ceramic Belfast sink and shower area. French doors open out from the lounge onto the patio at the rear; a lovely spot for al fresco dining. The sitting room is connected via internal French doors and has a marble fireplace, a bright dual aspect and ample space for sofas and occasional furniture.

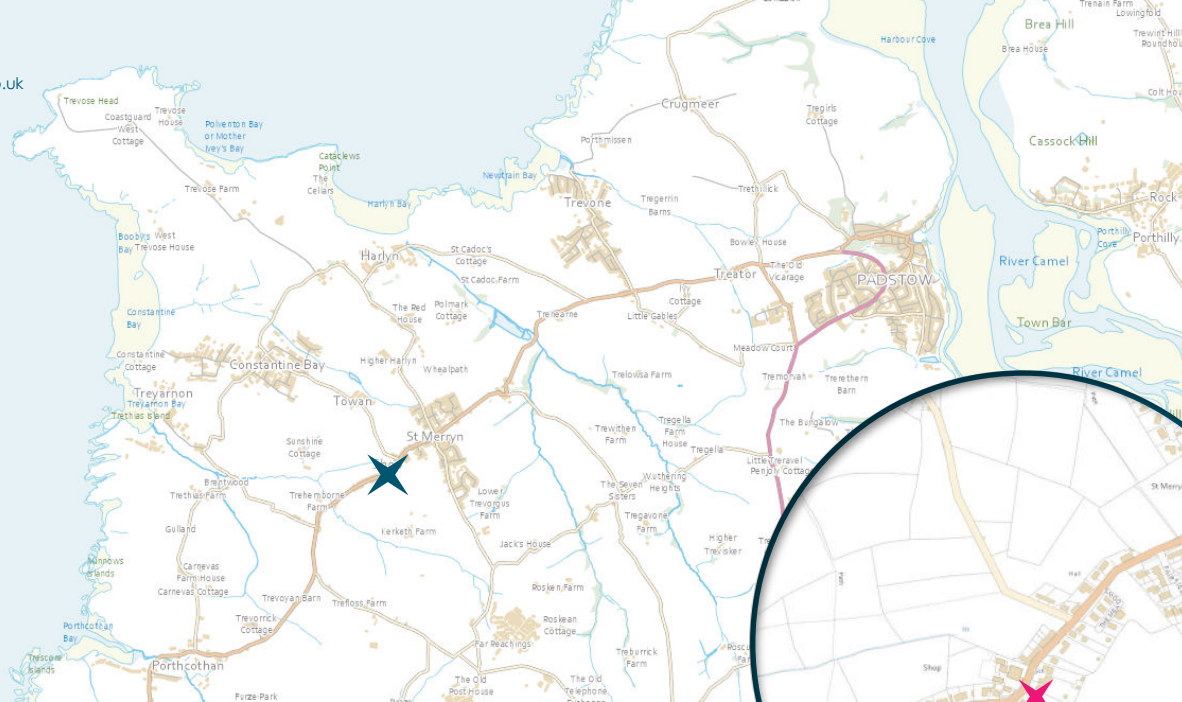
Up on the first floor there are four bedrooms, three of which are genuine doubles. The master bedroom has built in wardrobes and French doors leading to a wonderful private balcony offering far reaching views across the garden to the countryside beyond. Lastly, there is both a family bathroom and separate shower room.

To the front of the property is a shared entrance from the highway onto the block paved driveway with five bar gate and ample off road parking for approximately four vehicles. There is a large detached garage with electric up and over doors and personal door to the side. A pull down ladder gives access to the first floor which has been fully boarded, plastered and decorated with two Velux roof windows in the ceiling. In 2014, the current vendors successfully obtained planning permission for the conversion of the entire garage into one bedroom ancillary accommodation. There is also good scope and plenty of garden space to build a granny annex or holiday rental, subject to planning permission.

Riviera, St Merryn, PL28 8NR
£840,000 guide



t: 01841 532555
 e: sales@jackie-stanley.co.uk
 1 North Quay
 Padstow
 Cornwall
 PL28 8AF



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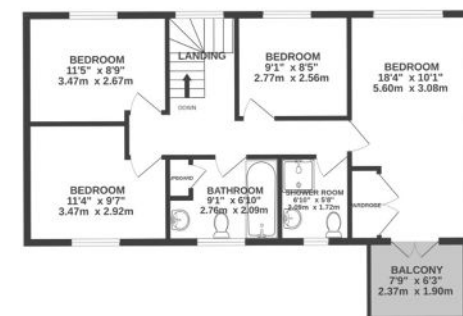
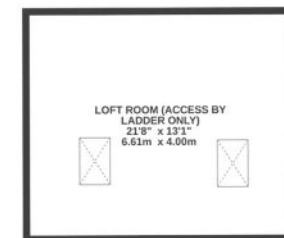
Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band E.

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.

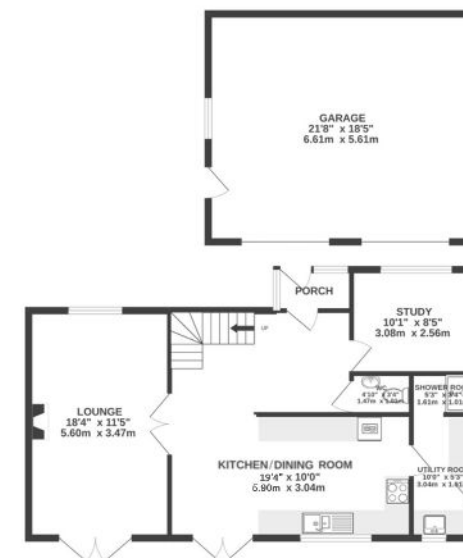
The village is a great base from which to explore the Seven Bays and fabulous stretch of rugged coastline. The beaches of both Trevone and Harlyn are just 1.5 miles distant, Harlyn home to the acclaimed Pig Hotel and restaurant. Within a 2.5 mile radius are the beaches of Constantine, Trevarnon and Porthcothan 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.

To find Riviera leave Padstow on the B3276 towards St Merryn and follow this road for approximately three miles and into St Merryn. Head over the crossroads through St Merryn and Riviera can be found along on the left hand side opposite the school. The postcode for satellite navigation is PL28 8NR. What3words: materials.wished.galleries

1ST FLOOR
 1064 sq.ft. (98.8 sq.m.) approx.



GROUND FLOOR
 1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA : 2177 sq.ft. (202.3 sq.m.) approx.