

Fairways
ST MERRYIN



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ESTATE AGENTS



- **Substantial Detached Bungalow in Sought After Location**
- **Situated Centrally within Bustling St Merryn Village**
- **Three/Four Double Bedrooms**
- **Two/Three Spacious Reception Rooms**
- **Three Stylish Bathrooms including Master En-Suite**
- **Integral Garage & Ample Driveway Parking**
- **Enclosed Gardens & Decked Area**
- **Just 2.5 Miles from Picturesque Padstow & 1.5 Miles from the Beaches of Trevone & Harlyn**



Situated in a sought after residential cul-de-sac close to the centre of the bustling village of St Merryn is Fairways, a deceptively spacious and substantial detached bungalow offering superbly presented accommodation making for a comfortable and versatile family home.

Fairways offers versatile accommodation with three/four bedrooms and two/three reception rooms as well as three bathrooms including a master en-suite.

As illustrated on the accompanying floorplans, the accommodation briefly comprises a spacious reception hall with cloakroom/shower room off and flows continuously into the dining area. This is the centre of the house with the kitchen, lounge

and conservatory leading from it. The kitchen has a range of gloss white floor and wall cabinets complete with integrated eye level microwave and gas Rangemaster cooker with matching extractor hood. The freestanding dishwasher and tall American style fridge/freezer will be included. From the kitchen leads a separate utility room with space and plumbing for white goods and a grey composite entrance door. The garage is integral with a personal door and electric roller door. As a one and a half size garage and fully insulated, the garage could easily be converted into accommodation.

From the dining area, UPVC doors lead into the living room which has bi-fold doors filling the room with natural light and a contemporary remote controlled gas fire within a painted brick chimney stack. Beyond the living room is a modern extension to the property – a large room with vaulted and beamed ceiling and a tall arched window, all of which add some character. This reception room has multitude of uses including as an dining room, office, playroom and as the fourth double bedroom.

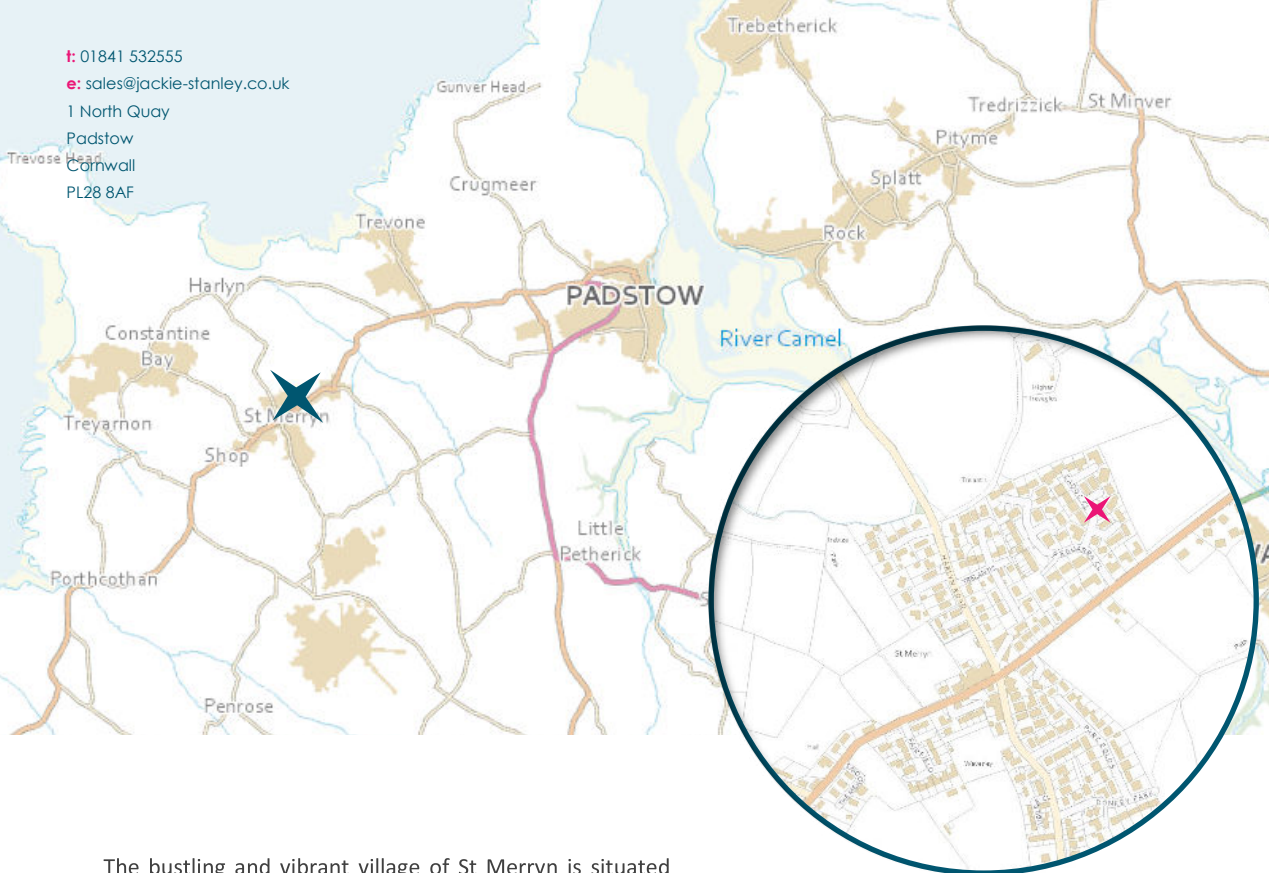
On the other side of the house are three double bedrooms, two of which have integral wardrobes and the master with a stylish en-suite shower room. The family bathroom is also contemporary and stylish as is the separate shower room.

Externally, Fairways has a large amount of off road parking in the form of a graveled driveway. There is a small area of lawn to one side with a path around the perimeter leading to an area of composite decking accessible from the lounge bi-fold doors and conservatory. The boundaries consist of attractive Cornish stone walls and painted picket fence, neatly enclosed to provide privacy and security. Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band E. Ofcom suggest superfast broadband availability. Ofcom suggest 4G connectivity is available.

Fairways, St Merryn, PL28 8PE
£625,000 guide



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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 Barneclutt 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, Trevarion 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 Fairways, 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 along the road for approximately 500 yards before turning right into Peguerra Close. Take the next right in Cadoc Close and Fairways can be found along on the right hand side. The postcode for satellite navigation is PL28 8PE. What3words: pelting.piles.marsh

