

Petherick House

LITTLE PETHERICK



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ESTATE AGENTS



- ***Gloriously Restored Detached Period Residence***
- ***Four Double Bedrooms with Two En-Suite Shower Rooms***
- ***Two Beautiful Dual Aspect Reception Rooms***
- ***Stunning Contemporary Kitchen with Aga***
- ***Self Contained Two Bedroom Annexe***
- ***Mature South Facing Gardens, Detached Outbuilding & Driveway Parking***
- ***Far Reaching Views of the Camel Estuary***
- ***Just Three Miles from Picturesque Vibrant Padstow***



Having undergone an exquisite programme of refurbishment, this handsome period residence now offers four floors of beautifully presented accommodation of substantial proportions and versatility. Situated in the pretty hamlet of Little Petherick within a short drive of both Padstow and Wadebridge, Petherick House stands proudly within its own grounds with views over countryside to the Camel Estuary beyond.

Private and enclosed gardens sit to the front of the house with a useful outbuilding and patio to the side, adjacent to a gravelled parking area.

Noteworthy features include original

stripped pine doors and panelling, gorgeous quartz work surfaces in the kitchen, engineered oak floors, Porcelanosa tiles throughout the kitchen and bathrooms, a contemporary wood burning stove, double glazed sliding sash windows and doors, cosy window seats, authentic high ceilings and a Delabole slate roof.

Internally, the accommodation is simply stunning. Engineered oak floors flow throughout the ground floor set against soft neutral tones, the inviting central entrance hall a flavour of things to come with a wide turned staircase with stair runner ascending to first floor level and a tall arched window on the half landing flooding the space with light. With the character of the original building retained and sympathetically combined with a modern edge, this is apparent none more so than in the large kitchen/dining room where a bespoke kitchen with contrasting Quartz work surfaces can be found. This is comprehensively fitted with a range of floor and wall cabinets and drawers and fully integrated with a pearl ashes electric Aga, a dishwasher, fridge and eye level microwave. The room is flooded with light from front to back with a sliding sash window with window seat at one end and set of French doors at the other. The dining area is large enough to take a table and chairs to accommodate eight people and even has a contemporary gas fire. From the kitchen, the utility room has a range of matching cabinets and Quartz work surfaces incorporating a built in washing machine, tumble dryer and large freestanding American style fridge/freezer. There is a useful cloakroom and door to the front. To the living room across the central hallway, we find another dual aspect room filled with light from the sliding sash window and window seat at one end and a set of front facing French doors to the other. The focal point of this beautifully appointed room is the contemporary and recessed wood burning stove with a slate hearth below. A door to the side leads out to the patio. Taking the stairs to the first floor, take a moment to enjoy the

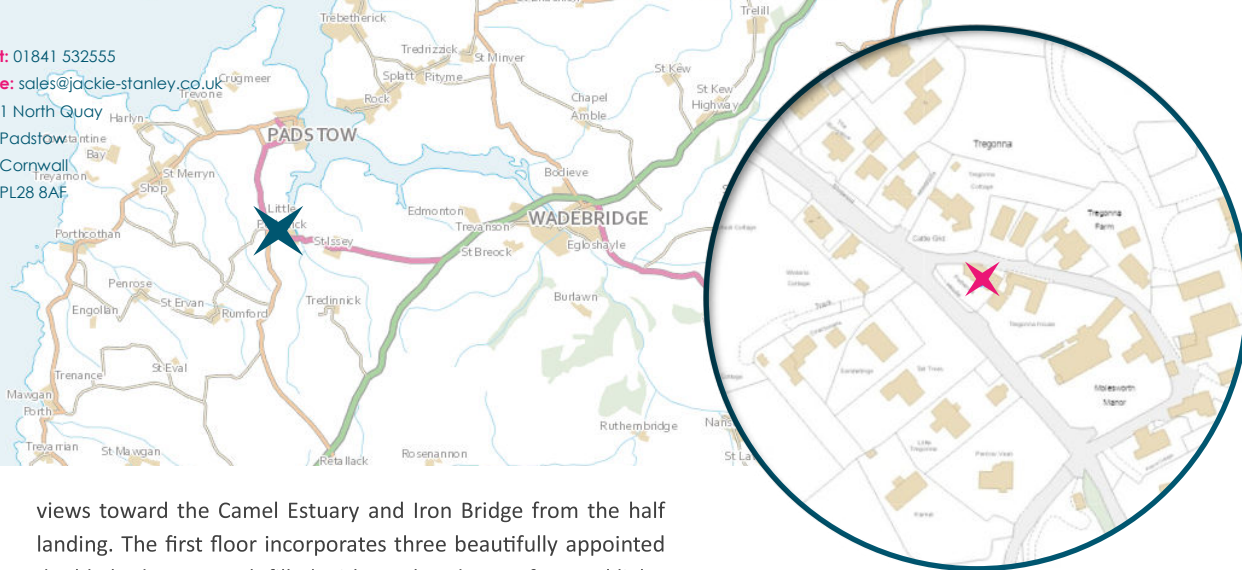
Petherick House, Little Petherick
PL27 7QT £995,000 guide



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views toward the Camel Estuary and Iron Bridge from the half landing. The first floor incorporates three beautifully appointed double bedrooms each filled with an abundance of natural light, one of which has an en-suite shower room with a clever stripped pine folding door. The main bathroom is simply gorgeous, the centerpiece being a freestanding cast iron roll top bath with contrasting claw feet. Luxurious sanitary ware and a large glass shower enclosure complete the high specification. A bespoke staircase then rises to the second floor where the entire space incorporates a large bedroom and en-suite shower room. Velux windows to the rear aspect provide natural light and great views towards the Camel Estuary, the Iron Bridge and even Rock in the distance. There is useful eves storage and an original beam has been retained and incorporated into the refurbishment. Naturally, the en-suite shower room is luxuriously and stylishly appointed.

Heading outside to the rear of the house, the lower ground floor is home to the self contained two bedroom annexe. Open plan, stylish and contemporary, this has an integrated modern kitchen, ample living space, two bedrooms and a shower room. This has great holiday letting capability or equally would comfortably accommodate a dependent relative or family member, being completely self contained with level access. The gardens to Petherick House are mainly to the front with manicured lawn and borders and high hedges providing excellent privacy. There is the outbuilding to the side together with a patio perfect for outdoor dining or enjoying the afternoon and evening sunshine. The gardens are secured by wrought iron gates and the gravelled driveway provides ample off road parking for several vehicles. Services to the property include mains gas, water, electricity and drainage. EPC rating D and C. Council tax band E. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

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 Trevese. 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. Behind the property is a footpath which leads to Petherick Creek, The Saints Way and the Camel Trail, a dream for walkers and cyclists alike.

To find Petherick House, 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 quarter of a mile. Petherick House can be found along on the left hand side. The postcode for satellite navigation is PL27 7QT. What3words: since.hacksaw.assurance

