

7 Dolgey Post

ST ERVAN



Jackie Stanley
ESTATE AGENTS



- ***Refurbished & Modernised Semi Detached House***
- ***Tranquil Spot just 10 Minutes Drive from Picturesque Padstow & the Seven Bays***
- ***Three Bedrooms & Two Contemporary Bathrooms***
- ***Extensively Refurbished & Extended by the Current Owners***
- ***Air to Air Cooling & Heating System***
- ***Long Enclosed Garden Bordered by Farmland***
- ***Ample Driveway Parking***
- ***Located on the Edge of the Quiet Hamlet of St Ervan***



Ideally positioned in a rural setting just ten minutes drive from picturesque Padstow and the beautiful beaches of the north Cornish coast, is this fully refurbished and modernised three bedroom semi detached house with a contemporary theme.

7 Dolgey Post has been the recent subject of an all encompassing scheme of renovation and extension by the current owners which has created a comfortable and modern family home.

Key attributes include an air to air cooling and heating system, a stunning fully integrated modern kitchen, two individually stylish fully tiled bathrooms, fibre cement board cladding, large UPVC double glazed windows and bi-fold doors and a new slate roof.

The living accommodation is largely open plan with the new extension emitting a huge amount of natural light from the bi-fold doors and Velux windows. The snug/living room is fully open to the dining and kitchen area which is home to an eye level double oven, gas hob, dishwasher and chunky contrasting work surfaces. An individually stylish shower room also resides on the ground floor.

Up on the first floor are three double bedrooms and another modern family bathroom complete with a freestanding bath. The first floor landing has enough space for an office area and frames the countryside views perfectly.

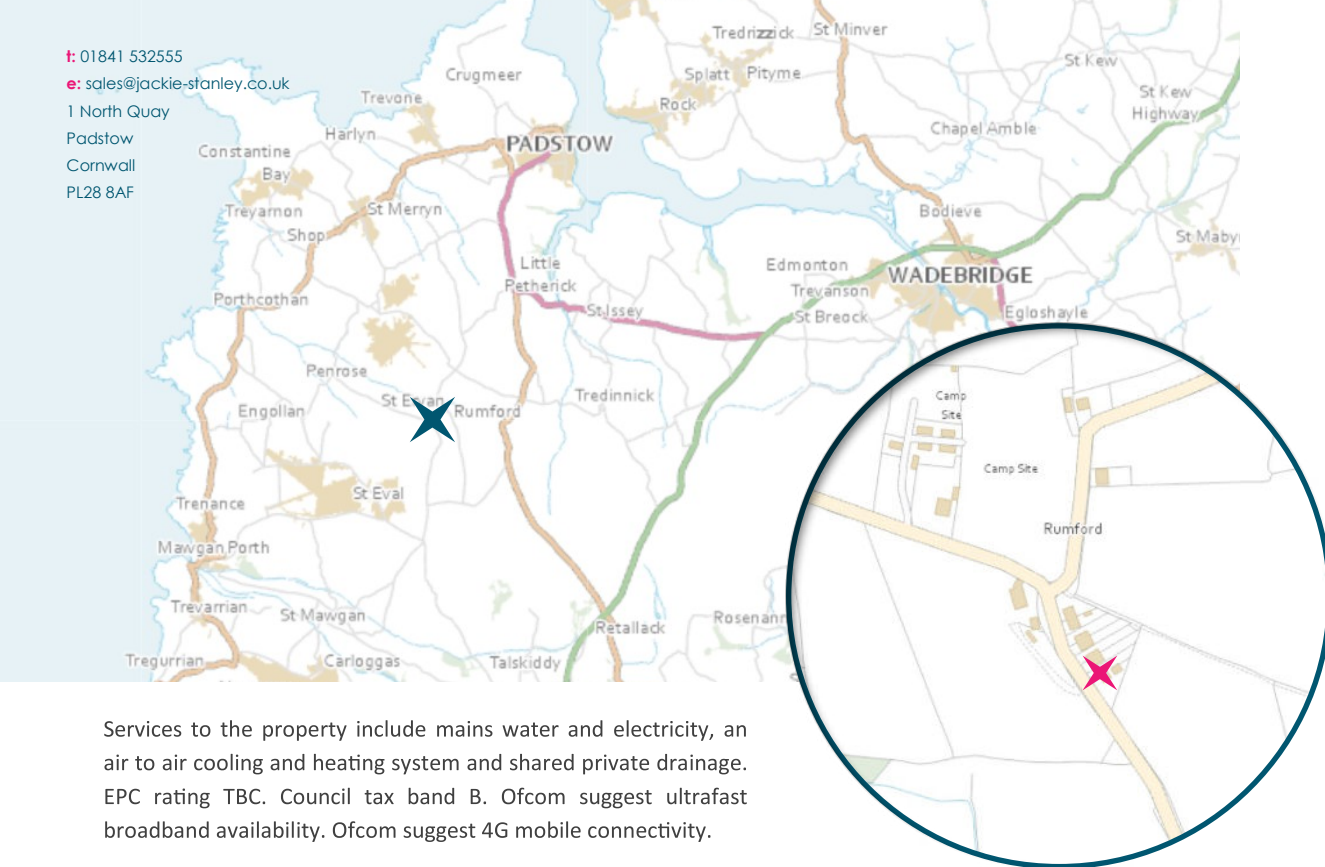
To the front of the property is a large driveway with ample off road parking for approximately four vehicles. To the rear is a long garden with an area of gravel, lawn followed by a large area of bark interspersed with some small trees, shrubs and a garden shed.

7 Dolgey Post, St Ervan, PL27 7SX

£495,000 guide



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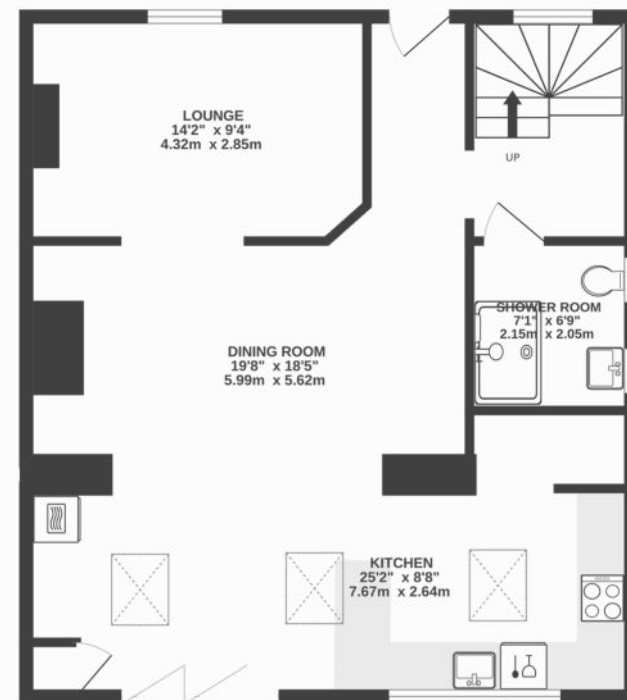


Services to the property include mains water and electricity, an air to air cooling and heating system and shared private drainage. EPC rating TBC. Council tax band B. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

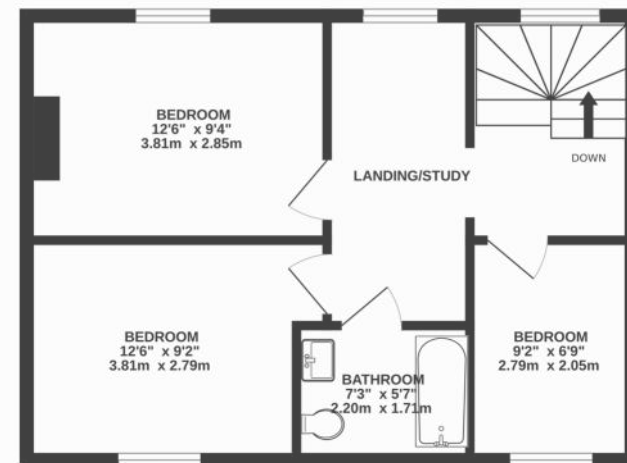
St Ervan is a small, quiet and pretty rural parish nestled approximately three miles inland from the rugged North Cornwall Coastline and approximately five miles from the historic and picturesque fishing town of Padstow. Padstow offers an extensive range of cafes, public houses and restaurants, none 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 stunning beaches of Trevone, Harlyn, Constantine Bay & Treyarnon Bay are all within a five mile radius with the property surrounded by miles of open countryside. Within four miles is the bustling village of St Merryn offering a good range of amenities including several restaurants, a post office/grocery store, a bakers/delicatessen, a petrol station/garage and two Public Houses including Rick Stein's 'The Cornish Arms' serving great food and local ales. There is also a doctors surgery and Primary School with an excellent reputation. The house is a great base from which to explore the surrounding coastline that includes the beaches of Harlyn Bay, Trevone Bay, Constantine Bay and Treyarnon Bay which are all located within a three to five mile radius. The nearest mainline station is Bodmin Parkway which is approximately twenty two miles distant with the nearest airport at Newquay just seven miles away.

To find 7 Dolgey Post, leave Padstow and follow the A389 for approximately 3 miles passing Trevisker Garden Centre along the way. Continue along the A389 as it becomes the B3274 and then turn right at signs for St Merryn Park. Follow this lane to the next junction and turn left following signs for Rumford and St Eval. Follow this lane all the way through Rumford and out the other side. At the next junction, turn left and number 7 Dolgey Post can be found along on the left hand side. The postcode for satellite navigation is PL27 7SX. What3words: imagined.coached.segmented

GROUND FLOOR
 691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
 462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1153 sq.ft. (107.1 sq.m.) approx.

