

Morningside

ST MERRYIN





- **Substantial Detached True Bungalow in Quiet Cul-De-Sac Location**
- **Situated Centrally within Bustling St Merryn Village**
- **Three Large Double Bedrooms**
- **Large Contemporary Kitchen & Two Spacious Reception Rooms & Utility Room**
- **Two Stylish Bathrooms including Master En-Suite**
- **Detached Garage & Ample Driveway Parking**
- **Enclosed Rear Patio**
- **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 Morningside, an immaculately presented and substantial three bedroom detached bungalow with a contemporary edge.

In recent years, the current vendors have totally refurbished and updated the property throughout to create a stylish and modern home.

Externally, Morningside resides in a good size plot with fully enclosed patio gardens, detached garage with electric up and over door and ample block paved driveway

parking with five bar gate access. There are well stocked planted beds and extensive hedging along the western and southern boundaries.

The accommodation extends to over 1,500 square feet and, as illustrated on the accompanying floorplans, comprises a wide and inviting entrance hall followed by a comfortable lounge with dual aspect windows, electric opti mist fire, and ample space for sofas and occasional furniture.

The kitchen and dining room is impressive, a recently installed contemporary and comprehensive range of floor and wall cabinets and drawers finished with a Quartz working surfaces and contrasting brick tiled feature wall with glass splashback. Appliances include a freestanding gas Rangemaster cooker with matching extractor hood, a freestanding American style fridge/freezer, and an integral dishwasher.

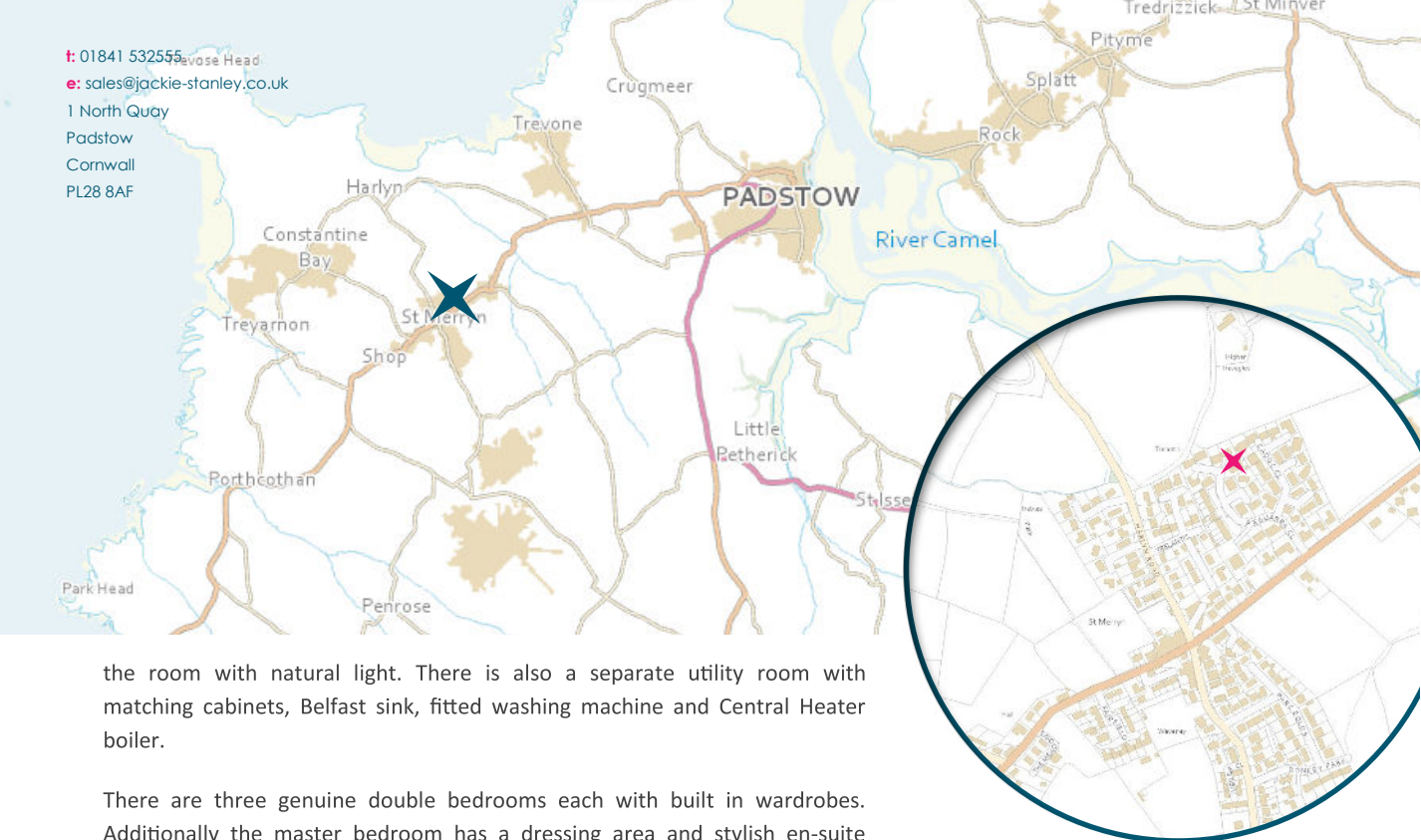
The dining room has a high vaulted ceiling with two velux windows, exposed beams and a front aspect window filling



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£675,000



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the room with natural light. There is also a separate utility room with matching cabinets, Belfast sink, fitted washing machine and Central Heater boiler.

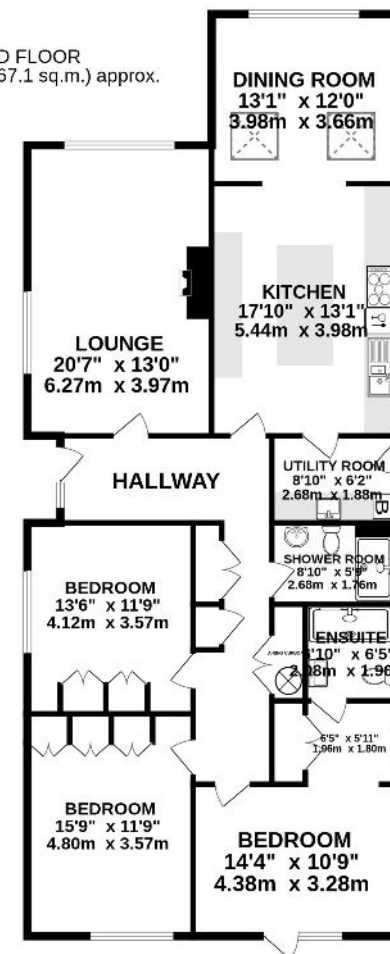
There are three genuine double bedrooms each with built in wardrobes. Additionally the master bedroom has a dressing area and stylish en-suite shower room. The main family shower room is contemporary in nature and provides a walk-in shower with rainwater showerhead. There are lots of internal storage cupboards, newly replaced UPVC double glazing, contemporary vertical radiators and a partially boarded loft space. There is a detached garage.

Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band D. Ofcom suggest superfast broadband availability. Ofcom suggest 4G connectivity is available.

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.

GROUND FLOOR
 1799 sq.ft. (167.1 sq.m.) approx.



TOTAL FLOOR AREA : 1799 sq.ft. (167.1 sq.m.) approx.

