

Careli
ST MERRYN



Jackie Stanley
ESTATE AGENTS





- **Substantial Detached Bungalow in Quiet Cul-De-Sac Location**
- **Situated Centrally within Bustling St Merryn Village**
- **Three Genuine Double Bedrooms**
- **Contemporary Kitchen & Spacious Split Level Living/Dining Room**
- **Two Stylish Bathrooms including Master En-Suite Shower Room**
- **Integral Garage with Electric Door & Ample Driveway Parking**
- **Mature Front & Rear Gardens & Patios**
- **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 within one of Cornwall's most coveted villages is Careli, a beautifully presented and substantial three bedroom detached bungalow with a contemporary and stylish edge.

The bustling village of St Merryn is popular for its close proximity to an array of stunning beaches and vibrant upmarket Padstow.

Externally, Careli benefits from a great size plot with both front and rear gardens and patios. The rear garden, in particular, is extremely private and wonderfully stocked with an array of mature plants, shrubs and Cornish Palms.

The internal accommodation extends to over 1,600 square feet preceded by a lovely inviting entrance hall. The principal reception room, the large living/dining room, has a shallow split level which maintains an open and connected ambience. The living space has patio doors leading to the aforementioned enclosed garden as well as an abundance of natural light.

The kitchen has a classic modern feel with oak block work surfaces over shaker style cabinets and drawers. The kitchen benefits from an island, an integrated fridge/freezer and dual fuel Range style cooker. From the kitchen is access to the integral garage with its electric up and over door.

There are three genuine double bedrooms and a stylish master en-suite shower room. The main family bathroom is contemporary in nature, fully tiled and provides a walk-in shower with rainwater showerhead. There are internal storage cupboards in the hallway, UPVC double glazed windows, a partially boarded loft space and ample block paved driveway parking.

**Careli, Peguarrá Close, St Merryn,
PL28 8PA £670,000 guide**



t: 01841 532555

e: sales@jackie-stanley.co.uk

1 North Quay

Padstow

Cornwall

PL28 8AF



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 5G 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 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, Treyarnon 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 Careli, 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. Follow to close round to the left and Morningside can be found along on the right hand side. The postcode for satellite navigation is PL28 8PA. What3words: balconies.chefs.converged



"A beautifully presented and substantial three bedroom detached bungalow with a contemporary and stylish edge"

