

# Penrose Building Plot

Penrose



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ESTATE AGENTS



- ***Building Plot with Detailed Planning Permission***
- ***Nestled in the Peaceful Hamlet of Penrose***
- ***Just a Mile from the Stunning North Cornwall Coast***
- ***Planning Number PA24/08110***
- ***Proposed Three Bedroom Detached Dwelling***
- ***Driveway Parking & Associated Garden***
- ***Just 5 Miles from Picturesque Padstow & 2 Miles from the Beaches of Porthcothan & Treyarnon Bay***

Nestled in the peaceful hamlet of Penrose, just two miles from the stunning North Cornwall coast, lies a rare opportunity to acquire a small but perfectly formed building plot with full planning permission for a thoughtfully designed three-bedroom home.

The approved plans present a contemporary interpretation of traditional Cornish architecture, with a low-profile two-storey structure and pitched roof designed to blend effortlessly into the surrounding rural landscape. The exterior combines natural stone, treated timber cladding and slate roofing, creating a timeless aesthetic that sits beautifully within its countryside setting.

Internally, the proposed layout has been carefully considered to maximise space, light and functionality. The ground floor offers an open-plan kitchen, dining and living area that opens through bi-fold doors onto a terrace and garden, creating a seamless connection between indoor and outdoor spaces. A ground-floor bedroom, WC and utility store complete the level. Upstairs, two further bedrooms, a family bathroom and generous storage areas provide comfortable and well-balanced accommodation.

The scheme incorporates sustainable materials and modern efficiency standards, while maintaining the charm and simplicity suited to its rural setting. Accessed via an existing unsurfaced track, the plot includes a designated parking space and has been designed with accessibility and practicality in mind.

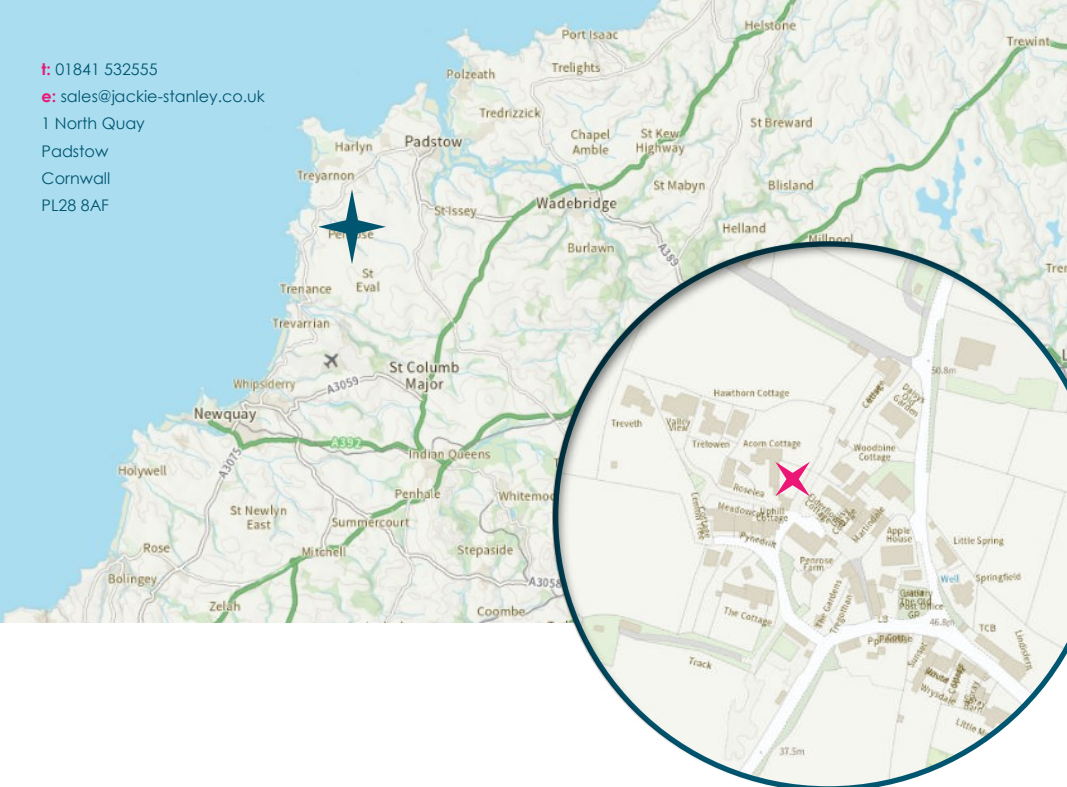
With planning granted in April 2025 under planning number PA24/08110, this charming plot presents a wonderful opportunity to create a beautifully designed home in one of Cornwall's most sought-after coastal regions — a place where rural tranquillity meets coastal living.

Penrose is a tranquil rural hamlet situated within five miles of foodie haven Padstow, the historic harbour town renowned for its vibrant atmosphere and outstanding restaurants, including Paul Ainsworth's Michelin-starred No.6, Prawn on the Lawn and Rick Stein's celebrated Seafood Restaurant. The nearby village of St Merryn, just three miles away, offers everyday amenities including shops, restaurants, a post office, bakery, petrol station, doctors' surgery and a highly regarded primary school. The property is perfectly placed to explore the spectacular North Cornwall coastline, with Harlyn Bay, Trevone Bay, Constantine Bay and Treyarnon Bay all within easy



**Penrose Building Plot, Penrose**  
**PL27 7TB** £225,000 guide

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reach. Excellent transport links are available via Bodmin Parkway, approximately twenty miles distant, and Newquay Airport, just six miles away.

To find the building plot, 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 Merryrn Park. Follow this lane to the next T-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 t-junction, follow signs to Penrose and follow the lane all the way into Penrose. As you enter the hamlet, pass the village green and take the next turning on the right. Follow the track round and up. The plot can be found on the left hand side opposite Woodbine Cottage. The postcode for satellite navigation is PL27 7TB. What3words: swooning.smiling.husbands

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