

Tregolds Farmhouse

ST MERRYIN



Jackie Stanley

ESTATE AGENTS



- **Substantial Detached Farmhouse**
- **Peaceful Semi Rural Location Outskirts of Bustling St Merryn Village**
- **Four Bedrooms/Two Bathrooms**
- **Wood Burning Stove & Rayburn**
- **Adjoining Paddock of Approximately One Acre**
- **Mature Private Gardens**
- **Integral Garage & Swimming Pool**
- **Just 2.5 Miles from Picturesque Padstow & 1.5 Miles from the Beaches of Trevone & Harlyn**

Tregolds Farmhouse is a substantial detached former farmhouse set in a peaceful semi-rural location just a mile from the village of St Merryn on the North Cornwall coast. This charming property offers a perfect blend of character and space, with generous accommodation and extensive grounds that include mature gardens and an adjoining paddock of approximately one acre with its own gated access.

The farmhouse welcomes you into an entrance hall that leads to well-arranged ground floor living spaces. The traditional kitchen, complete with an oil fired Rayburn, opens into a dining area that creates a warm and sociable heart to the home. Beyond this is a comfortable sitting room featuring a

recessed stone fireplace with a wood-burning stove and access through French doors to a stone terrace overlooking the gardens. A study, which could serve as a fifth bedroom, a utility room and a ground floor shower room provide added practicality and flexibility for family living. There is even an integral swimming pool.

Up on the first floor there are four well proportioned bedrooms and a family bathroom, as well as a large airing cupboard that offers potential to create an additional shower room if desired. Throughout the property, uPVC double-glazed windows add modern convenience without compromising its traditional feel.

Outside, the farmhouse is surrounded by mature, well-established gardens laid mostly to lawn, with hedging, trees and shrubs creating a sense of privacy. The stone terrace provides an ideal spot for outdoor dining and relaxation. Beyond the garden lies the paddock, suitable for a variety of uses such as grazing, recreation or further development subject to the necessary consents. There is ample off-road parking, an integral garage and additional space in front of the house and garage.

Tregolds Farmhouse, St Merryn PL28 8PZ £745,000 guide



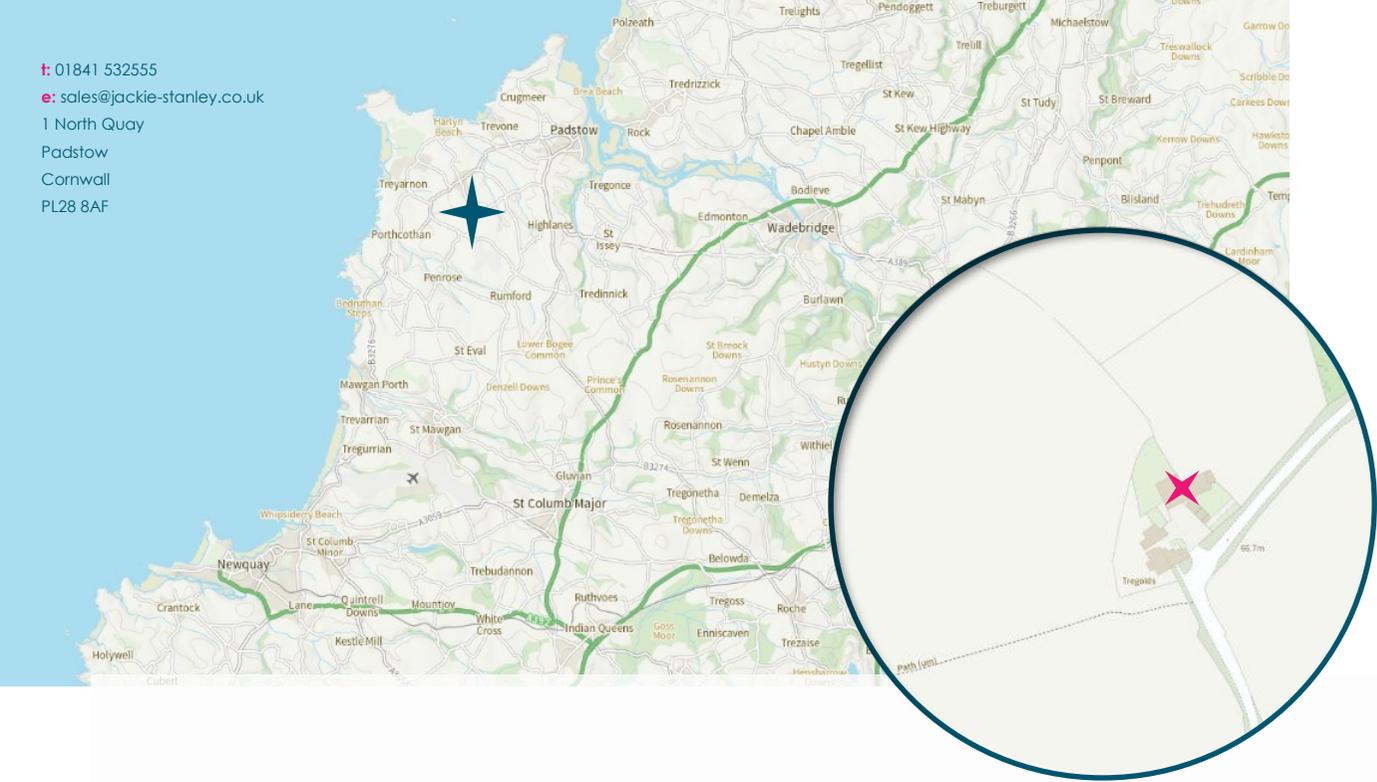


Tregolds Farmhouse offers a rare opportunity to acquire a spacious and characterful home in a sought-after location close to the beautiful beaches and amenities of St Merryn and the wider North Cornwall coastline. It is an ideal property for families, those seeking a lifestyle change or buyers looking for space both inside and out in a tranquil yet accessible setting. Services to the property include mains water, electricity, private septic tank drainage and an oil fired central heating system. EPC rating E. Council tax band D. Ofcom indicate ultrafast broadband availability. Ofcom indicate limited 5G coverage.

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, Treyarnon and Porthcothan as is the historic and picturesque fishing town of Padstow.

t: 01841 532555
 e: sales@jackie-stanley.co.uk
 1 North Quay
 Padstow
 Cornwall
 PL28 8AF



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 Tregolds Farmhouse, 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 into the heart of St Merryn. At the crossroads with the garage on the corner, turn left and continue along this road for approximately 1.5 miles. Tregolds Farmhouse can be found on the right hand side. The postcode for satellite navigation is PL28 8PZ. What3words: undertook.exhale.skis

