3 Sarah's Gate
LITTLE PETHERICK
Jackie Stanley
ESTATE AGENTS

- ***Spacious Detached Dormer Bungalow of Over 2,400 Square Feet***
- ***Four/Five Bedrooms with Four Modern Bathrooms***
- **Large Living Room with Wood Burning Stove**
- **Contemporary Kitchen & Formal Dining Room**
- **Approximately 0.25 Acres of Mature Gardens & Grounds**
- ***Double Garage & Ample Driveway Parking***
- ***Private Gated Development Just Two Miles from Picturesque Vibrant Padstow & the Seven Bays***

3 Sarah's Gate is a substantial detached dormer bungalow set within an exclusive gated development in the charming hamlet of Little Petherick, just a short drive or cycle from both picturesque Padstow and vibrant Wadebridge.

Extending to over 2,400 square feet, the property sits within approximately 0.25 acres of beautifully landscaped gardens and grounds. At first glance, one may not expect the generous accommodation on offer, but the sense of space becomes immediately apparent upon entering. The welcoming entrance hall provides ample reception space and gives access to all principal rooms.

The current owner has undertaken a comprehensive scheme of modernisation throughout the property, including the

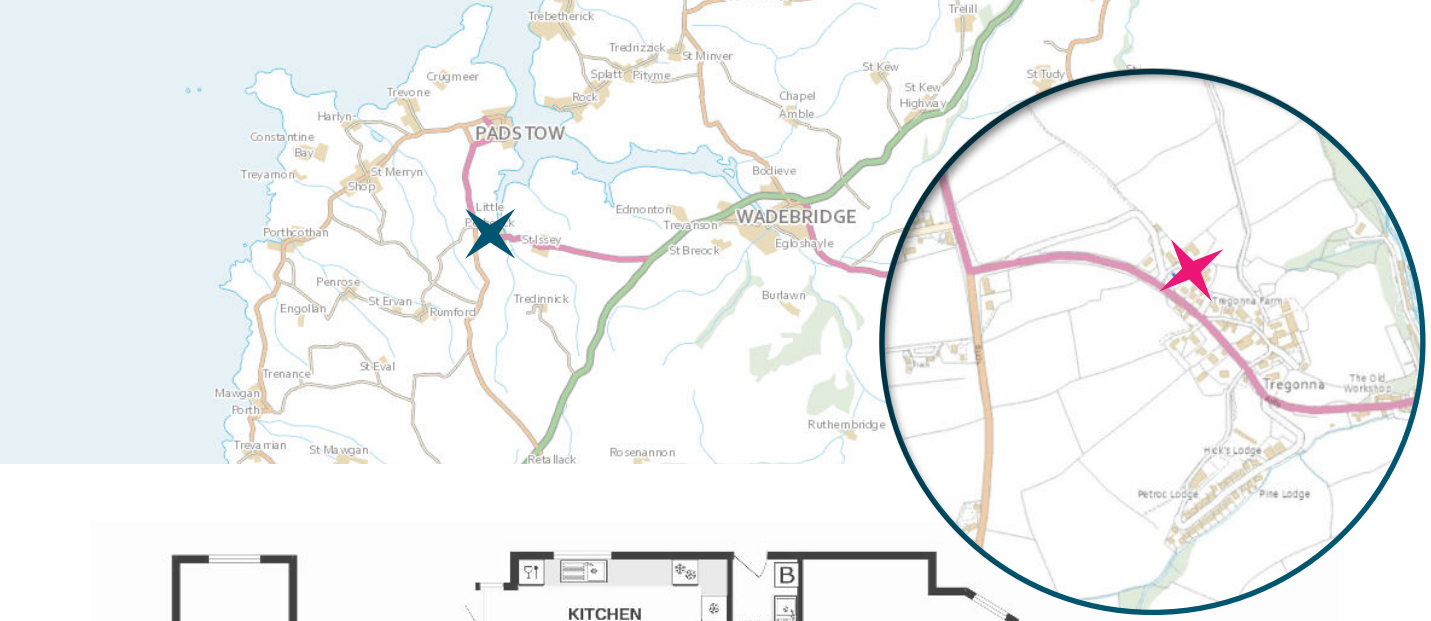
installation of a new kitchen and replacement bathrooms, all finished to a high standard. On the northern side of the property are three spacious double bedrooms, two of which benefit from en-suite bathrooms. The principal bedroom is particularly distinctive, featuring an interesting split-level design together with a private dressing room.

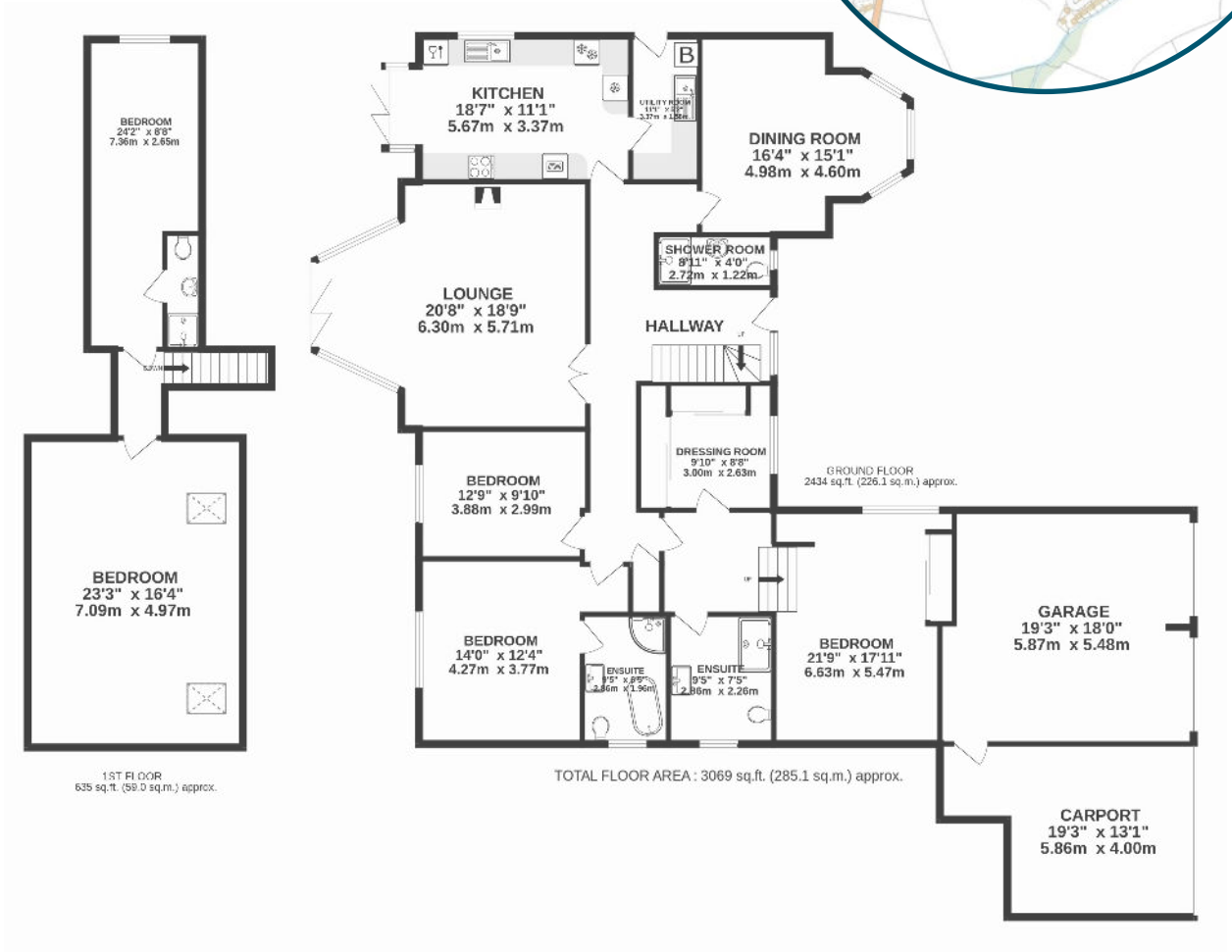
The kitchen is sleek, contemporary and fully integrated, designed with both style and functionality in mind. Bi-fold doors open directly onto the decking area, perfectly framing the far-reaching countryside views and creating an ideal space for indoor-outdoor living. A separate utility room provides additional practicality, while a formal dining room with a bay window offers an elegant setting for entertaining. A further well-appointed family shower room serves the ground floor accommodation. The lounge is particularly impressive in scale, featuring a freestanding wood-burning stove that creates a cosy focal point. Bi-fold doors once again open out to take full advantage of the stunning rural outlook, allowing natural light to flood the space.

Stairs rise from the entrance hall to the first floor, where two additional rooms can be found. Currently used for storage, these versatile spaces could provide further bedrooms if required, with one benefiting from an en-suite shower room.

3 Sarah's Gate, Little Petherick

PL27 7QT £860,000 guide





Externally, the property is equally impressive. A gated driveway provides ample off-road parking and leads to a double garage with an additional carport situated to the side. Mature and well-established gardens surround the property to the front, side and rear, offering a high degree of privacy and a beautiful natural setting. An expansive decked terrace stretches across the rear of the property, ideal for entertaining or simply relaxing while enjoying the tranquil surroundings. The garden is enhanced by a delightful collection of mature shrubs and trees, along with a hot tub and a garden shed. Beyond the boundaries, the property is backed by open countryside for miles around, affording far-reaching and truly impressive views. Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band G. Ofcom indicate ultrafast broadband connectivity. Ofcom indicate 5G mobile coverage.

Little Petherick is a delightful and historic hamlet set within the wooded valley of Little Petherick Creek, a tidal inlet of the Camel Estuary. Just two miles away lies the sought-after fishing town of Padstow on Cornwall's north coast, renowned for its excellent range of cafés, pubs and restaurants, including Paul Ainsworth's Michelin-starred No.6 and Rick Stein's celebrated Seafood Restaurant. The surrounding area, designated as an Area of Outstanding Natural Beauty, offers a wealth of leisure opportunities, with several sandy beaches within 2 to 4 miles and the championship golf course at Trevose Golf and Country Club nearby.

Padstow also provides everyday conveniences including a supermarket and well-regarded primary school, while the thriving market town of Wadebridge, approximately 5 miles away, offers a wider range of shops and amenities including supermarkets, a sports centre, cinema, and both primary and secondary schooling. Bodmin Parkway railway station, around 18 miles distant, offers mainline rail connections, while Newquay Airport is approximately 12 miles away. Nearby footpaths lead to Petherick Creek, The Saints Way and the Camel Trail, making this an ideal location for walkers and cyclists.

To find 3 Sarah's Gate, leave Padstow and follow the A389 for approximately 1.5 miles passing Trevisker Garden Centre along the way. Turn left at the signpost to Wadebridge, St Issey and Little Petherick and follow the A389 down the hill for approximately 350 meters. Take the first left hand turning and Sarah's Gate can be found directly in front of you. The postcode for satellite navigation is PL27 7QT. What3words: twee.picked.ruling

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