

Bell Cottage

ST MERRYIN



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ESTATE AGENTS





- **Pretty Bijou Cottage on the Outskirts of Vibrant St Merryn Village**
- **Abundance of Original Character & Charming Features**
- **Two Double Bedrooms & One Modern Shower Room**
- **Backed by Open Fields with Far Reaching Rural Views**
- **Adjacent to the Ancient Church of St Merryn & Rick Steins The Cornish Arms Public House**
- **Just 2.5 Miles from Picturesque Padstow & 1.5 Miles from the Beaches of Trevone & Harlyn**
- **Planning Permission for an extension to the Side**
- **Grade II Listed**

This pretty bijou cottage enjoying a charming outlook over fields to the rear is situated on the outskirts of the vibrant village of St Merryn, just 2.5 miles from picturesque foodie capital Padstow.

Bell Cottage neighbours the ancient Church of St Merryn while also being adjacent to Rick Steins popular The Cornish Arms public house.

The cottage itself has an abundance of original character and charming features including slate floors, beamed ceilings, thick stone walls, fireplace with inset wood burning stove and window seats.

Entered via a stable door which opens into the sitting room, the focal point is most definitely the open fireplace with inset wood burning stove and timber mantle over. This leads to the kitchen/dining room which is fitted with a range of base cabinets and integrated electric oven and hob. Stairs rise to first floor level and there is space for a dining table and chairs. To the rear of the cottage is the modern shower room and rear porch. Up on the first floor are two double bedrooms each with built in storage cupboards.

To the rear of the cottage is an enclosed courtyard which overlooks a neighbouring farmers field with far reaching rural views. There is also access to a storeroom to the side. In August 2023, planning permission was granted for an extension at the side of the property with further alterations and improvements. Details are available upon request.

Services to the property include mains water, electricity and drainage. EPC rating F. Council tax band B. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile coverage.



Bell Cottage, St Merryn, PL28 8ND
£275,000 guide

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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. 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 Bell Cottage, leave Padstow on the B3276 towards St Merryn and follow this road for approximately 2.7 miles. Just after a sharp bend and passing the church of St Merryn, Bell Cottage can be found on the left hand side. The postcode for satellite navigation is PL28 8ND. What3words: sentences.checked.applauded

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