Jackie Stanley
ESTATE AGENTS

1 Bay Retreat

ST MERRYN HOLIDAY VILLAGE

- *Contemporary Low Maintenance Holiday Home*
- *2 Double Bedrooms & Open Plan Living Space*
- *Stylish Kitchen with Integrated Appliances*
- *Modern Bathroom & Cloakroom*
- *Contents Included*
- *Enclosed Garden & Driveway Parking*
- *Convenient Location moments from the Coast*

Bay retreat is a unique and stunning development of just twenty eight contemporary low maintenance holiday homes designed by award winning local architects, located on the outskirts of the bustling and highly popular village of St Merryn, approximately four miles from Padstow. The development has the benefit of being set in its own landscaped courtyard gardens with a water feature from which each home is accessed and looks out upon.

The stylish look of each home at Bay Retreat is created through the use of self coloured render, engineering brick plinths, painted grey softwood double glazed windows and doors, and the use of horizontal timber cladding. This coupled with the feature steel and glass balconies, Velux windows, the red brick pavers at the front and the timber and

grassed area in the garden, make Bay Retreat very desirable. Special features include a landscaped amenity area together with 5 designated visitor parking spaces, ten bicycle parking spaces, access to the on site pub/restaurant, convenience store, and the dog and strolling area. These modern, open plan dwellings provide a low maintenance, high specification holiday lifestyle, a bolt hole by the coast or an outstanding investment opportunity.

Number 1 is an end terrace villa comprising an open plan living space, cloakroom, two double bedrooms and a family bathroom. The kitchen has been stylishly designed by Arrital and fitted with a quality brand of Italian designed white gloss floor and wall cabinets and drawers with a contrasting black work surface. Integrated appliances include an electric hob and oven, stainless steel extractor hood, dishwasher, fridge and freezer and a washer/dryer. Being open plan, the kitchen flows through to a dining area and lounge with French doors opening to the garden at the rear.

Up on the first floor are two double bedrooms and family bathroom. The master bedroom has a wonderful feature steel and glass balcony to the front aspect with views over the development and beyond. The second bedroom, also a double and currently arranged as a twin, has two velux windows to the rear aspect. The family bathroom is finished to a high standard and fitted with Italian styled white sanitary ware and chrome fittings that include a wash basin, low level WC, a paneled bath with glass shower screen and Mira electric power shower and chrome heated towel rail with thermostatic control.

To the rear of the property is a patio area perfect for al fresco dining and small area of lawn, enclosed with a fence boundary. To the front is a block paved driveway with ample parking space for a couple of cars to the front and side.

1 Bay Retreat, St Merryn, PL28 8QA

£199,950 guide

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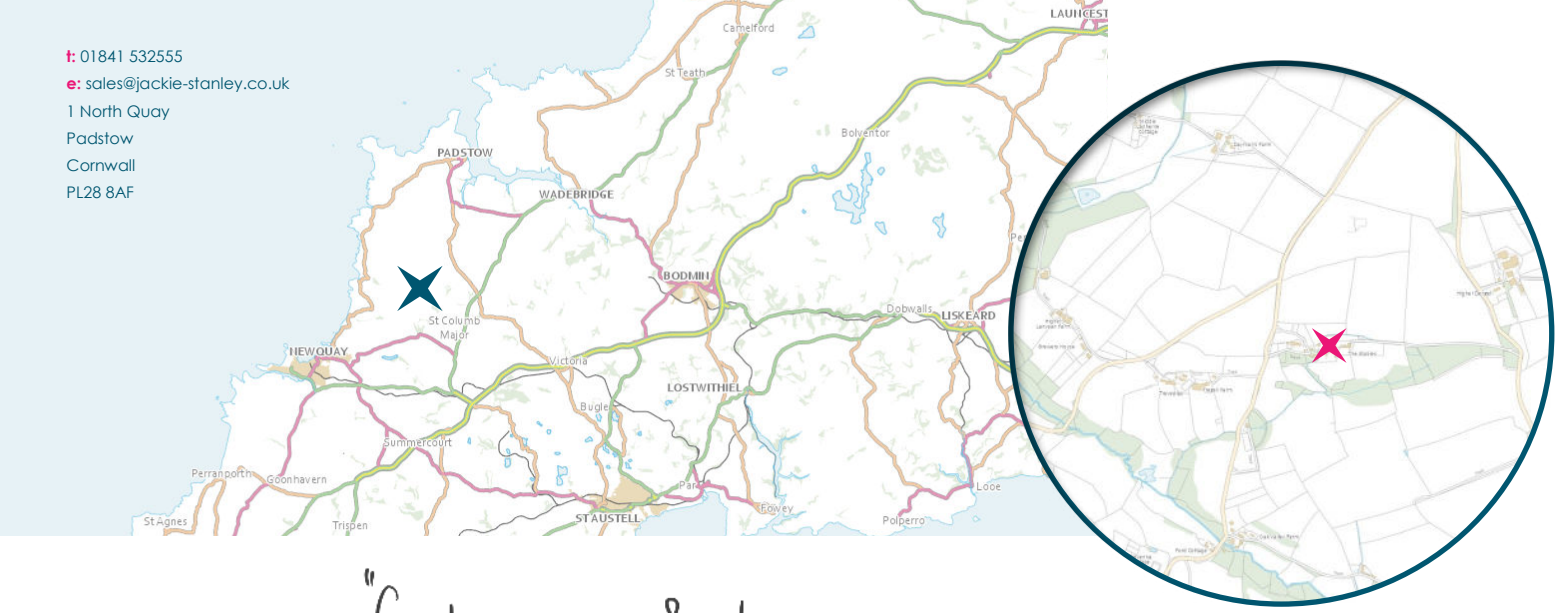


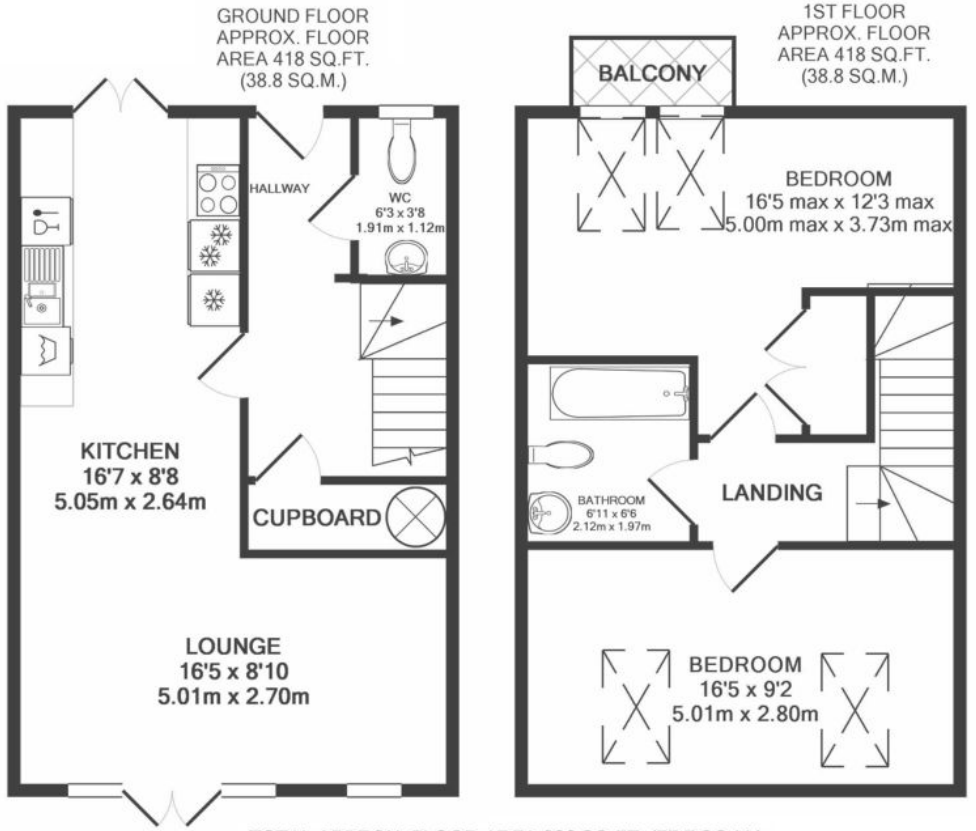
The property is sold on the remainder of a 999 year lease and all home owners have a share of the management company. The management company maintain the common areas, individual garden mowing with a contribution of circa £960 per annum, there is also an annual fee of £750 to be paid to St Merryn Holiday park plus an annual ground rent of £100. The property cannot be used as a full time residential dwelling but can be used as a holiday home or let for 52 weeks of the year. A full management and holiday letting service is available—further details on request. EPC rating E.

"Contemporary & low maintenance holiday home"

The bustling village of St Merryn offers a good range of amenities including several restaurants, a post office/grocery store, a bakers/delicatessen, a petrol station/garage and two Public Houses including Rick Stein's 'The Cornish Arms' serving great food and local ales. There is also a doctors surgery and Primary School with an excellent reputation. The village is a great base from which to explore the surrounding coastline which includes the beaches of Harlyn Bay, Trevone Bay, Constantine Bay, Treyarnon and Porthcothan which are all located within a 3 to 5 mile radius.

The historic and picturesque fishing town of Padstow is just three miles distant and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6 and of course Rick Steins esteemed Seafood restaurant. Within 9 miles is the thriving market town of Wadebridge on the river Camel, which offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay just 13 miles away.

To find Bay Retreat, 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. Just after a sharp left hand bend, turn left into St Merryn Holiday Park and Bay Retreat can be found further along on the right hand side. The postcode for Satellite Navigation is PL28 8QA. What3words: thus.tissue.apron



TOTAL APPROX. FLOOR AREA 836 SQ.FT. (77.7 SQ.M.)

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