

Airton
ST MERRYIN



Jackie Stanley
ESTATE AGENTS



- **Uniquely Striking Contemporary Detached Home**
- **Situated Centrally within Bustling St Merryn Village**
- **Two Genuine Double Bedrooms**
- **Stylish Family Bathroom & Separate Cloakroom**
- **Modern Fully Integrated Kitchen/ Dining Room**
- **Enclosed Front Garden & Private Rear Courtyard**
- **Driveway Parking for Two Vehicles**
- **Just 2.5 Miles from Picturesque Padstow & 1.5 Miles from the Beaches of Trevone & Harlyn**

Perfectly positioned close to the heart of St Merryn, Airton is a uniquely conceived and strikingly modern detached home, designed with a sleek, low-maintenance finish. Offering a rare blend of contemporary style and practicality, this exceptional property is ideal as a permanent residence, a lock-up-and-leave holiday retreat, or a high-quality investment.

With the village's shops, pubs, and restaurants just a short stroll away, and some of North Cornwall's most celebrated beaches within easy reach, Airton combines convenience, comfort, and modern coastal living in one outstanding package

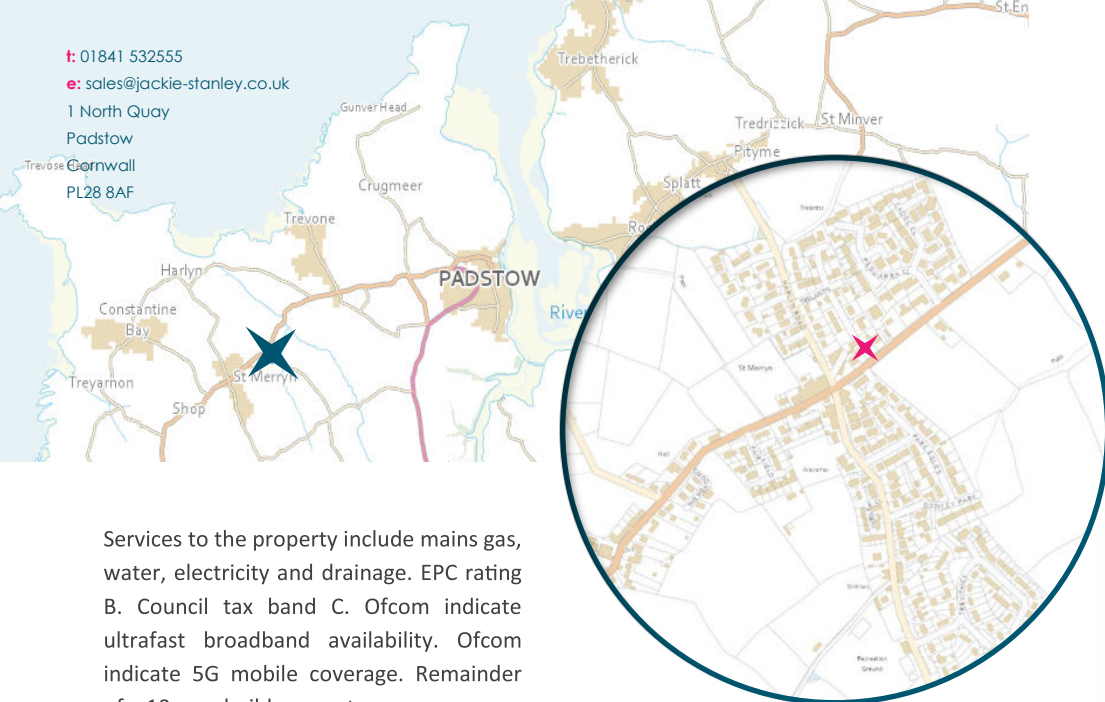
Offering around 800 sq. ft. of thoughtfully planned living space, this low-maintenance detached home has been designed with both comfort and practicality in mind. Inside, the property features two generously sized double bedrooms, one with a range of built in wardrobes, and a sleek, modern family bathroom finished to a high standard. The heart of the home is the contemporary, fully integrated kitchen/dining room, seamlessly blending style and functionality, while the inviting living room provides a bright and comfortable space for relaxation or entertaining. Compact yet cleverly designed, this home offers an ideal balance of modern convenience and easy upkeep.

Step outside to a private rear courtyard garden, finished with gravel underfoot and enclosed by high boundary walls, creating a tranquil and secure outdoor retreat. To the front, an enclosed garden provides a smart, low-maintenance space with artificial grass, gravelled pathways, and robust corrugated metal fencing for added security. Beyond the garden lies off-road parking, comfortably accommodating two vehicles.

Airton, St Merryn, PL28 8NQ
£365,000 guide



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Services to the property include mains gas, water, electricity and drainage. EPC rating B. Council tax band C. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile coverage. Remainder of a 10 year build warranty.

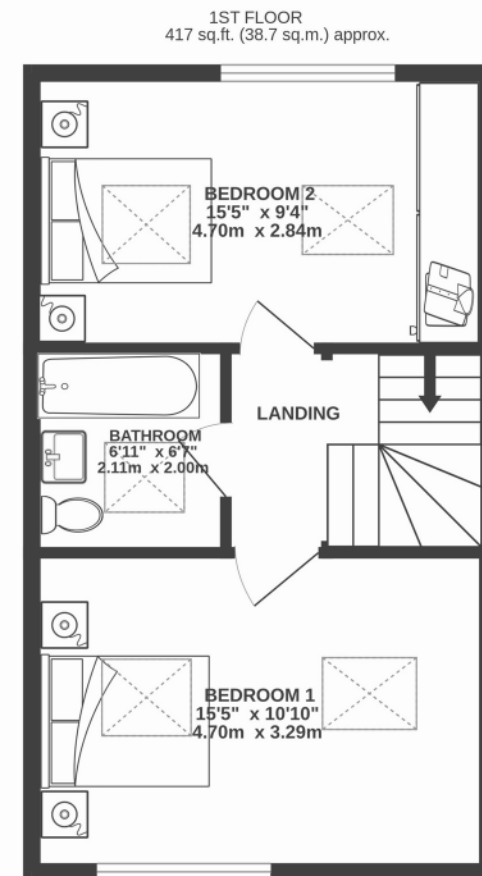
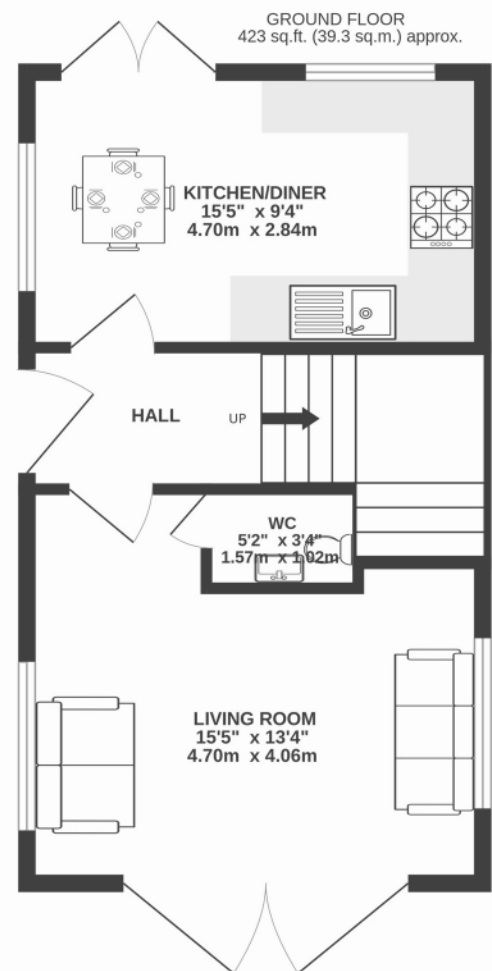
The bustling and vibrant village of St Merryn sits just inland from the revered North Cornish coast, making it one of the area's most sought-after locations. The village offers an excellent range of everyday amenities, including a grocery store, a Malcolm Barnecutt bakery, a petrol station and garage, two welcoming public houses — one being Rick Stein's Cornish Arms, famed for its great food and local ales — as well as a doctor's surgery, veterinary practice, and a highly regarded primary school.

St Merryn is also a superb base for exploring the celebrated 'Seven Bays' and this spectacular stretch of rugged coastline. The sandy beaches of Trevone and Harlyn are just 1.5 miles away, the latter home to the acclaimed Pig Hotel & Restaurant. Within a 2.5-mile radius lie the beaches of Constantine, Trevaymon, and Porthcothan, along with the historic harbour town of Padstow. A true foodie haven, Padstow offers an array of cafés, pubs, and award-winning restaurants, including Paul Ainsworth's Michelin-starred No.6, the ever-popular Prawn on the Lawn, and Rick Stein's world-renowned Seafood Restaurant.

For those needing to travel further afield, Bodmin Parkway mainline station is approximately 20 miles away, while Newquay Airport — just 9 miles distant — provides both domestic and international connections

To find Airton, leave Padstow on the B3276 towards St Merryn and follow this road for approximately 2.7 miles. Pass St Merryn Church and the Cornish Arms and Airton can be found along on the right hand side approximately 150 yards before the crossroads. The postcode for satellite navigation is PL28 8NQ. What3words: tickets.placed.reseller

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TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.

