

Watergate Cottage

ST MERRYIN



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ESTATE AGENTS





- **Detached Fully Residential Bungalow in Quiet Cul-De-Sac Location**
- **Situated on the Outskirts of Bustling St Merryn Village**
- **Two Double Bedrooms**
- **Contemporary Open Plan Kitchen/Lounge/Dining Room**
- **Modern Family Bathroom**
- **Allocated Parking Space**
- **Low Maintenance Garden**
- **Just 2.5 Miles from Picturesque Padstow & 1.5 Miles from the Beaches of Trevone & Harlyn**

Situated on the outskirts of one of Cornwall's most coveted villages is Watergate Cottage, a beautifully presented two bedroom detached bungalow.

The bustling village of St Merryn is popular for its close proximity to an array of stunning beaches and vibrant upmarket Padstow.

Guests are welcomed into the principal reception room, the open plan living/dining and kitchen area which is full of natural light. The kitchen is modern and fully fitted with floor and wall mounted cabinets and drawers with an electric halogen hob and double oven. The living/dining area has

space enough of sofas, dining room table and chairs and occasional furniture. There is also access to the courtyard garden at the rear.

There are two double bedrooms currently used as one double and one family room and a fully tiled family bathroom providing a bath with wall mounted shower. There are UPVC double glazed windows throughout and Watergate Cottage also benefits from an allocated parking space.

Externally, Watergate Cottage has an enclosed rear courtyard gardens and patio with views towards to coast. To the front is an array of pretty shrubs and flowers.

Services to the property include mains water, electricity and private septic tank drainage. The property also benefits from a Positive Air Ventilation System, UPVC windows and composite front and rear doors. EPC rating E. Council tax band A. Ofcom indicate superfast broadband availability. Ofcom indicate limited 4G coverage.

Watergate Cottage, Treginegar, St Merryn, PL28 8PT £249,995 guide



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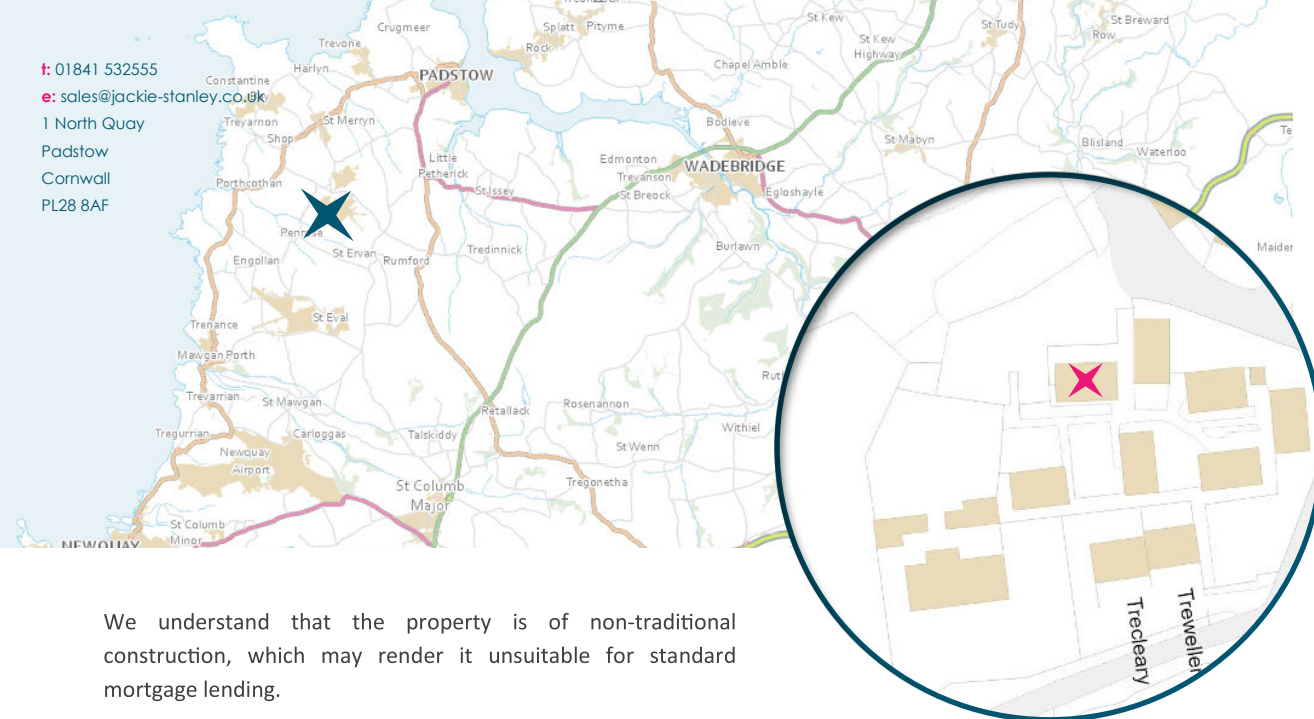
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Padstow

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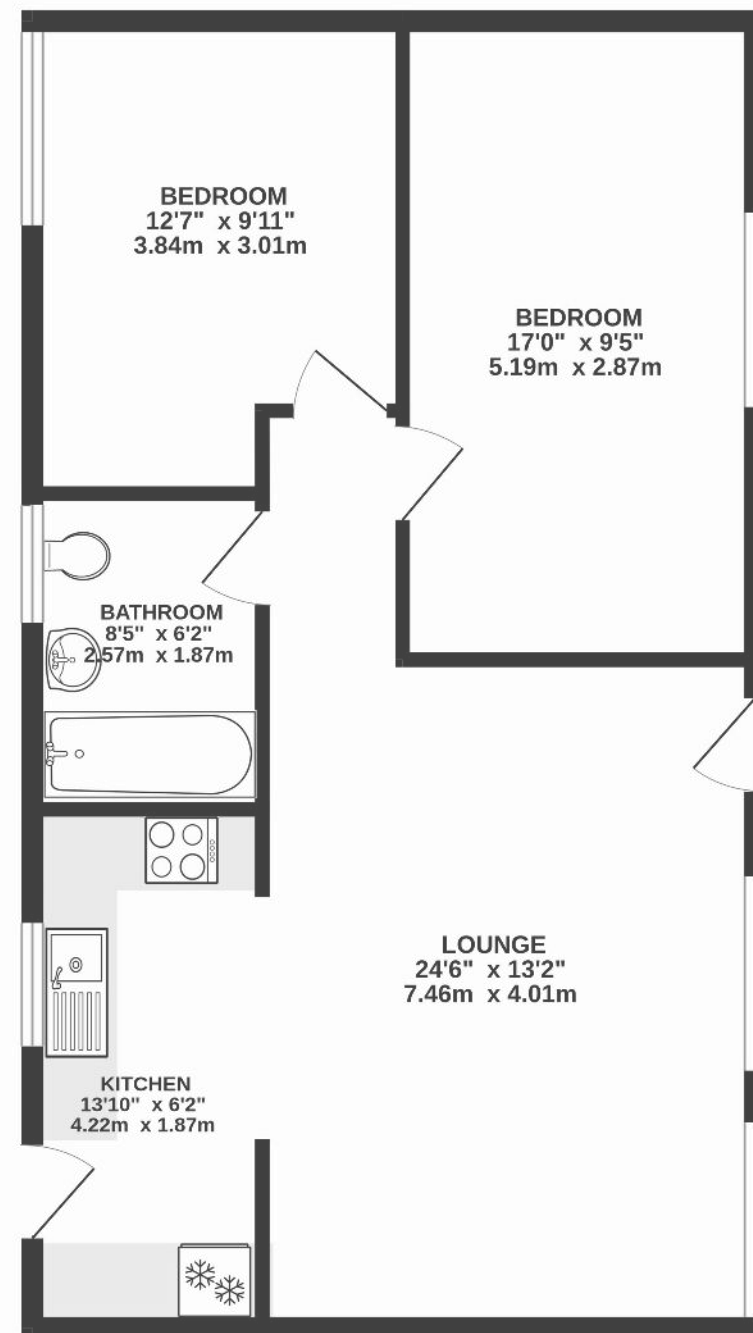
We understand that the property is of non-traditional construction, which may render it unsuitable for standard mortgage lending.

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 Barneclutt 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 Watergate Cottage, 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. At the sharp left hand bend, head straight over signposted to Treginegar Farmhouse and Cottages. Follow this road for approximately 0.4 miles and Treginegar Cottage can be found along on the right hands side. The postcode for satellite navigation is PL28 8PT. What3words: crush.destined.shuttled



TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.