

Avallen
LITTLE PETHERICK



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ESTATE AGENTS



- ***Distinctive & Deceptively Spacious Detached Cottage***
- ***Views over the Village & Wooded Valley***
- ***Three Bedrooms with Master En-Suite Shower Room***
- ***Modern First Floor Kitchen/ Dining Room***
- ***Imaginative Split-Level Design***
- ***Over 1,280 Square Feet of Accommodation***
- ***Private Sun Terrace***
- ***Just Three Miles from Picturesque Vibrant Padstow***

A truly distinctive detached contemporary home, beautifully positioned within the picturesque hamlet of Little Petherick just a short drive from the renowned harbour town of Padstow.

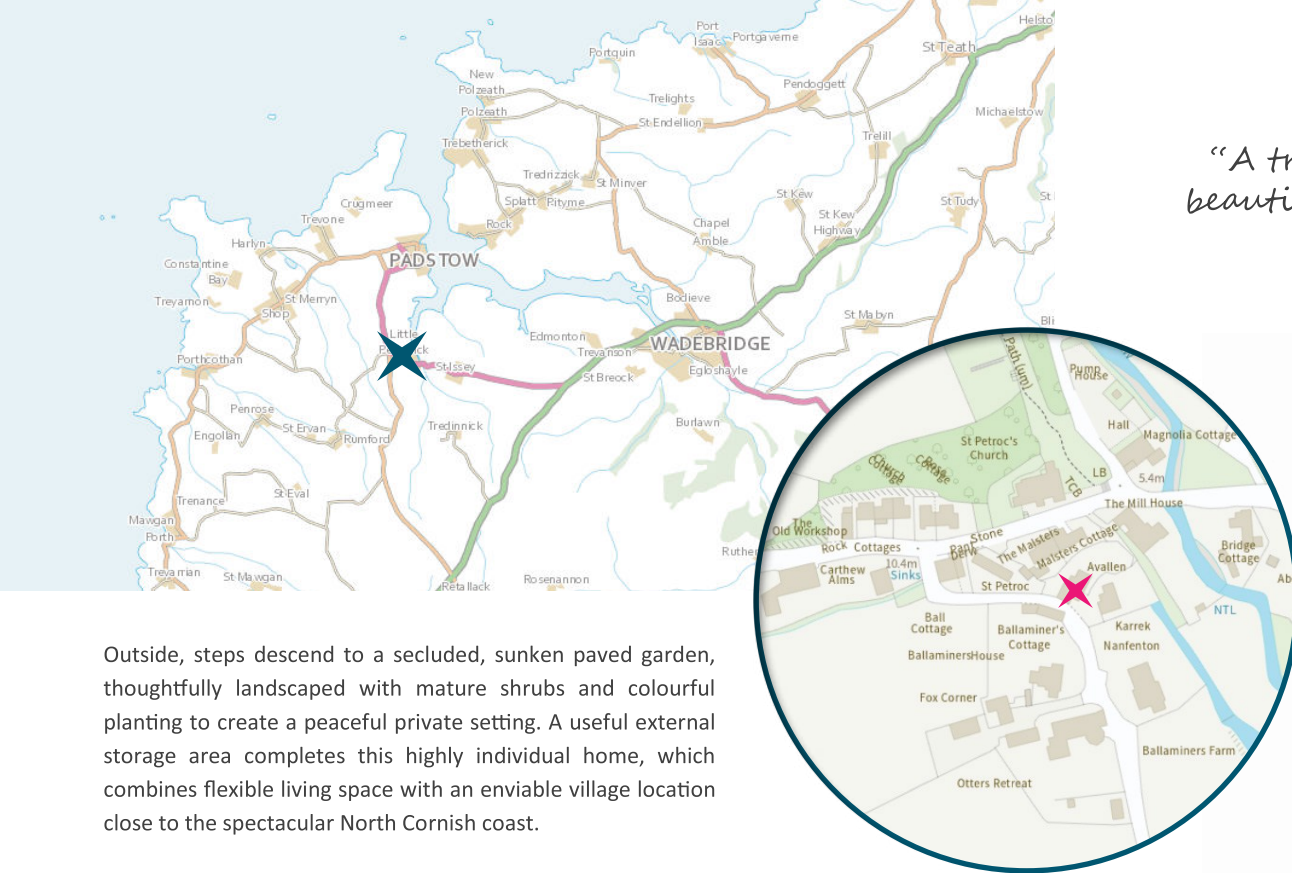
Occupying an elevated setting, this unique property enjoys delightful views across the village and surrounding countryside while offering an imaginative split-level layout that creates a wonderful sense of space and character.

The accommodation is thoughtfully arranged over two levels, beginning with a welcoming entrance hall incorporating a practical utility area and cloakroom. The contemporary kitchen and dining room is well appointed with a range of modern cabinetry, Rangemaster gas cooker and integrated appliances, while a charming bay window provides the perfect place to enjoy morning coffee overlooking the village surroundings. Completing the upper level, a spacious double bedroom benefits from dual aspect windows framing attractive views across the church, village and countryside, complemented by a well-appointed family bathroom.

The lower level has been designed with both comfort and versatility in mind. A bright lobby creates an inviting transition between the house and garden, with bi-fold doors opening directly onto the private outdoor space. The principal bedroom enjoys a peaceful aspect overlooking the rear garden and is served by an en-suite shower room. The split-level sitting room is a particularly striking feature of the home, offering generous living space centred around a gas coal-effect fireplace, with large windows capturing views across the garden and village. The third bedroom, provides excellent flexibility for guests, hobbies or recreation with a large storage room beyond.



Avallen, Little Petherick, PL27 7QT
£475,000 guide



"A truly distinctive detached contemporary home, beautifully positioned within the picturesque hamlet of Little Petherick"

Outside, steps descend to a secluded, sunken paved garden, thoughtfully landscaped with mature shrubs and colourful planting to create a peaceful private setting. A useful external storage area completes this highly individual home, which combines flexible living space with an enviable village location close to the spectacular North Cornish coast.

Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band D. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

Little Petherick is one of North Cornwall's hidden gems, a charming creekside village nestled within the Camel Estuary Area. Just a few minutes from the vibrant harbour town of Padstow, the location perfectly balances peace and privacy with easy access to some of Cornwall's finest amenities. The renowned restaurants of Padstow, championship golf courses at Trevose, the Camel Trail and the golden surfing beaches of Trevone, Harlyn Bay and Constantine Bay are all within easy reach, making this an outstanding permanent residence, luxurious second home or high-quality coastal retreat.

To find Avallen 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. Take the second turning on the right and follow the lane to the left and up the hill. Avallen can be found on the left hand side. The postcode for satellite navigation is PL27 7QT. What3words: squaring.hobbyists.chest

