

8 Cadoc Close

ST MERRYIN



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ESTATE AGENTS



- ***Detached Bungalow in Sought After Residential Location***
- ***Situated Centrally within Bustling St Merryn Village***
- ***Three Bedrooms***
- ***Open Plan Living/Dining Area with Fireplace***
- ***Two Bathrooms including Master En-Suite***
- ***Integral Garage & Ample Driveway Parking***
- ***Enclosed Rear Garden Backed by Fields***
- ***Just 2.5 Miles from Picturesque Padstow & 1.5 Miles from the Beaches of Trevone & Harlyn***



Situated in a sought after residential cul-de-sac close to the centre of the bustling village of St Merryn is 8 Cadoc Close, a detached bungalow of almost 1,300 square feet offering spacious accommodation making for a comfortable family home.

The property benefits from gas central heating, UPVC windows and doors, and low maintenance facias, soffits and guttering.

As illustrated on the accompanying floorplans, the accommodation briefly comprises a storm porch which precedes a spacious reception hall. The accommodation continues to provide a spacious L shaped living/dining room with inset open fireplace

with Cornish stone surround. There is a bay window to the front elevation and French doors opening to the patio at the rear. Into the kitchen which comprises an extensive range of floor and wall cabinets and drawers complete with a separate utility room and back door leading to the garden.

To the far end of the house are the three bedrooms, two of which have integral wardrobes and the master with a en-suite shower room. The family bathroom is generous in size. The garage is integral with an electric up and over door.

Externally, 8 Cadoc Close has plenty of off road parking in the form of a block paved driveway. There are lawned gardens to the rear with an area of paved patio. There are fence and well stocked boundaries on both sides with a two of shrubs and small trees to the rear boundary backed by open fields creating a sense of privacy and peace.

8 Cadoc Close would benefit from a programme of modernisation and renovation to bring the property in line with modern-day styles and standards, offering the opportunity to create a superb family home tailored to individual tastes.

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

The lively and picturesque village of St Merryn is located just inland from the stunning North Cornwall coast. A highly sought-after destination, the village offers an excellent range of everyday amenities including several eateries, a grocery store, a Malcolm Barnecutt Bakery, a petrol station with garage services, and two traditional public houses. Among them is the renowned The Cornish Arms, owned by celebrated chef Rick Stein, serving quality food alongside local ales.

8 Cadoc Close, St Merryn
PL28 8PE £545,000 guide





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The village also benefits from practical facilities including a doctor's surgery, veterinary practice, and a well-regarded primary school.

St Merryn provides an excellent base from which to explore the famous Seven Bays and the dramatic North Cornish coastline. The beaches of Trevone Bay and Harlyn Bay are just 1.5 miles away, with Harlyn also home to The Pig at Harlyn Bay.

Within approximately 2.5 miles are several other beautiful beaches including Constantine Bay, Treyarnon Bay, and Porthcothan Bay. Also nearby is the historic and picturesque fishing town of Padstow.

Padstow is a well-known foodie destination offering a wide range of cafés, pubs, and acclaimed restaurants including Paul Ainsworth at No.6, Prawn on the Lawn, and the famous The Seafood Restaurant.

Transport links are convenient, with the nearest mainline railway station at Bodmin Parkway railway station, approximately 20 miles away, while Newquay Airport is just 9 miles away and provides both domestic and international flights.

To find 8 Cadoc Close, 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 along the road for approximately 500 yards before turning right into Peguerra Close. Take the next right in Cadoc Close and then then third right. Number 8 can be found along on the left hand side. The postcode for satellite navigation is PL28 8PE. What3words: grading.shunts.scornful

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