Engollan
ST MERRYN
Jackie Stanley
ESTATE AGENTS

- ***Situated Centrally within Bustling St Merryn Village***
- ***Fully Modernised & Extended Detached Bungalow***
- ***Three Double Bedrooms with Master En-Suite Shower Room***
- ***Open Plan Living Accommodation with Striking Double Vaulted Ceiling***
- ***Freestanding Wood Burning Stove***
- ***Ample Driveway Parking***
- ***Generous & Enclosed Rear Gardens***
- ***Just 2.5 Miles from Picturesque Padstow & 1.5 Miles from the Beaches of Trevone & Harlyn***

Situated close to the centre of the bustling village of St Merryn, Engollan is a fully modernised and extended detached bungalow of 1037 square feet, offering spacious and beautifully designed accommodation perfect for comfortable family living.

The property features three double bedrooms, including a master bedroom with an en-suite shower room, alongside a family bathroom with an L-shaped bath and overhead shower.

At the rear of the home, accessed by a single step down, lies the striking and impressive open-plan living space, the true heart of

Engollan. This expansive area showcases two stunning gables with vaulted ceilings, creating a wonderful sense of height, character and light. Two sets of French doors open directly onto the garden, seamlessly blending indoor and outdoor living. A log burner and underfloor heating ensure year-round comfort.

The well-equipped kitchen includes a freestanding electric oven with induction hob, integrated fridge/freezer, plumbing for a washing machine, dishwasher, wine cooler and a freestanding marble-topped island. Adjacent is a spacious dining area ideal for family meals and entertaining.

Outside, Engollan provides off-road parking for approximately three vehicles and a generous, sunny rear garden. A wide swathe of lawn sits at the centre, complemented by a patio directly outside the French doors and a charming pergola tucked into one corner—perfect for relaxing or dining outdoors. Two beach-hut style sheds provide storage for beach gear and wetsuits, while a dedicated log store sits neatly alongside, ready to keep the log burner well supplied.

Engollan, St Merryn, PL28 8NT

£590,000 guide

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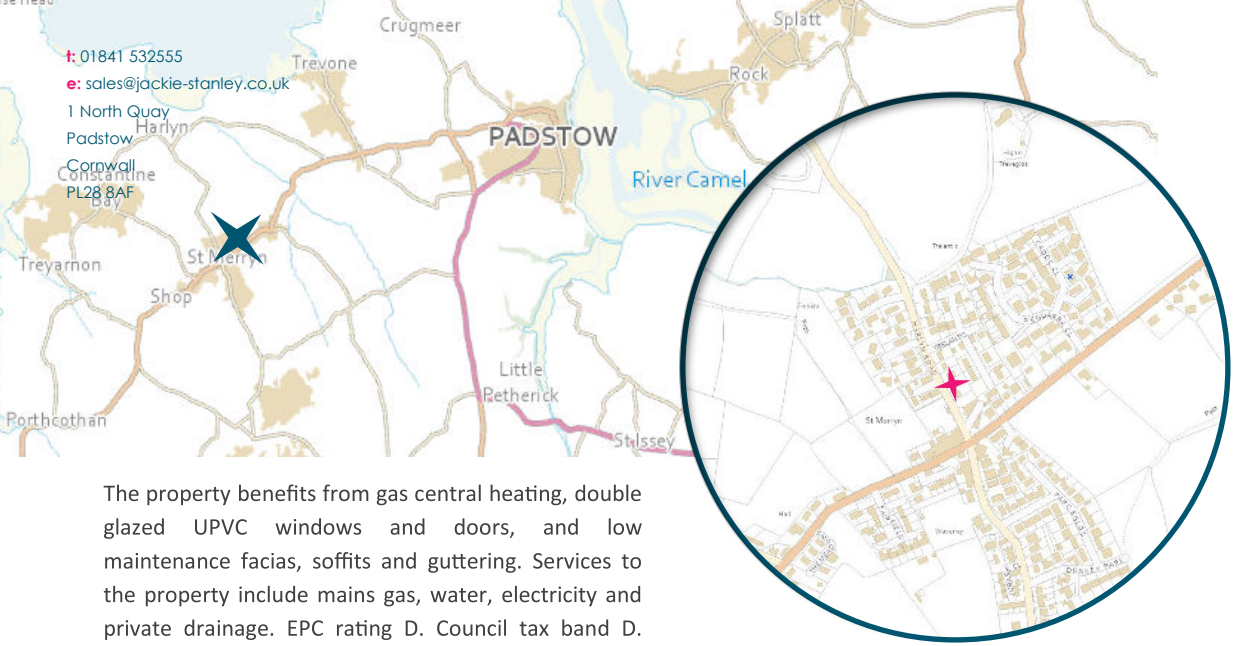


The property benefits from gas central heating, double glazed UPVC windows and doors, and low maintenance facias, soffits and guttering. Services to the property include mains gas, water, electricity and private drainage. EPC rating D. Council tax band D. Ofcom suggest superfast broadband availability. 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. 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.

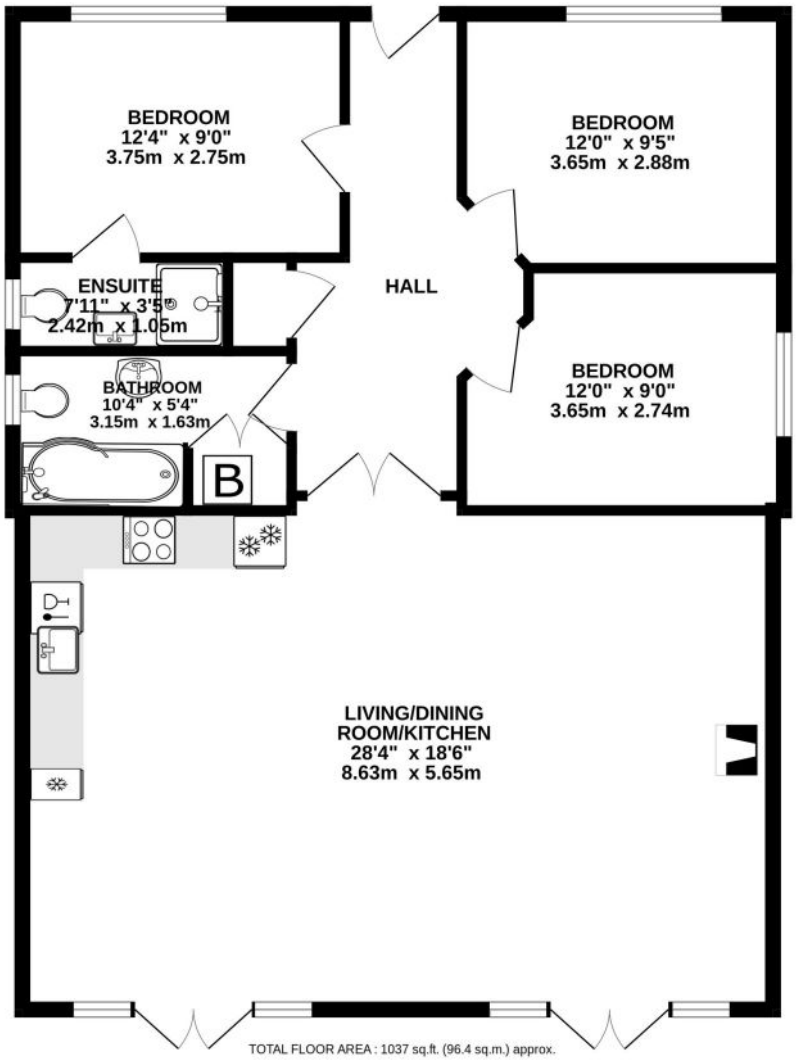
Within approximately 2.5 miles are several other beautiful beaches including Constantine Bay, Treyarnon Bay, and Porthcothan Bay. Also nearby is the historic and picturesque fishing town of Padstow. Padstow is a well-known foodie destination offering a wide range of cafés, pubs, and acclaimed restaurants 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 Engollan, 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. At the crossroads, turn right into Harlyn Road and Engollan can be found further along on the right hand side. The postcode for satellite navigation is PL28 8NT. What3words: deals.harshest.persuade

"Situated close to the centre of the bustling village of St Merryn, Engollan is a fully modernised and extended detached bungalow"

GROUND FLOOR
1037 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 sq.m.) approx.

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