



Jackie Stanley
ESTATE AGENTS

The Spinney
ST ERVAN



- **Substantial & Highly Versatile Family Home of over 2,000 Square Feet**
- **Picture Postcard Village Setting Adjacent to St Ervan Church**
- **Five Bedrooms with Stylish Master En-Suite**
- **Three Individual Reception Rooms & Modern Kitchen**
- **Engineered Oak Floors & Doors**
- **Enclosed Lawned Gardens & South Facing Rear Courtyard Patio**
- **Gated Driveway with Ample off Road Parking & Oak Carport**
- **Tranquil Rural Spot Five Minutes from Picturesque Padstow & the Seven Bays**



Situated in a secluded rural parish where properties are rare to change hands, Jackie Stanley are delighted to bring to the market this substantial residence, cleverly and thoughtfully enlarged and extended to create a family home of generous proportions and stylish design. Delightfully situated within its own private tree lined grounds and slightly elevated, The Spinney sits adjacent to the church of St Ervan with rural views beyond and just a few miles from the picturesque harbour town of Padstow.

As the floorplan illustrates, the property stands at over 2000 square foot offering spacious and versatile accommodation with an abundance of quality fixtures and fittings.

These include engineered oak floors, oak doors with modern stainless steel door furniture, an impressive garden room with a vaulted and beamed ceiling and bi-fold doors that open out onto the enclosed patio, a contemporary kitchen and stylish bathroom and master en-suite. The specification also includes an alarm system, security cameras and smoke detection system.

The Spinney has a wonderful flow with the accommodation centered around the living space which incorporates a separate lounge, dining room and the garden room. Patio and bi-fold doors from these reception rooms all open onto the enclosed south facing patio at the rear of the property. The kitchen is fitted with a modern range of floor and wall cabinets and drawers with integrated dishwasher and a freestanding electric cooker and hob with stainless steel extractor hood above. There is a tiled floor that continues into the separate utility room and cloakroom beyond with a walk-in pantry adjacent. From the lounge there is a good size study which would equally suit as a double bedroom.

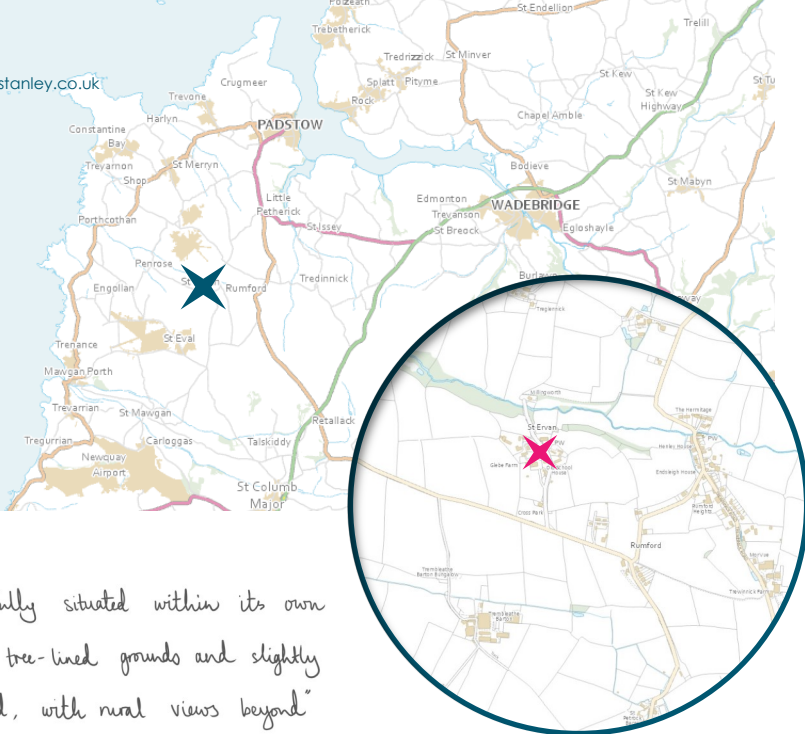
Moving to the first floor, you will find a stylish family shower room and three double bedrooms to the north west elevation. Heading further down the landing there is an office/small bedroom and a very large airing cupboard. At the end of the landing, there is a master bedroom with walk-in wardrobe and a beautiful en-suite bathroom. The en-suite bathroom is hugely stylish with a contemporary with a freestanding slipper bath, corner shower enclosure, Karndene floorplan and panelled walls.

The Spinney is approached from the quiet parish lane, through a five bar gate and into the block paved front driveway with ample parking for several vehicles. Lawned gardens wrap around the driveway to the front of the house, enclosed by a Cornish stone wall and high hedging with large trees providing privacy. There is an oak carport to one side with a pedestrian

The Spinney, St Ervan, PL27 7TA
£850,000 guide



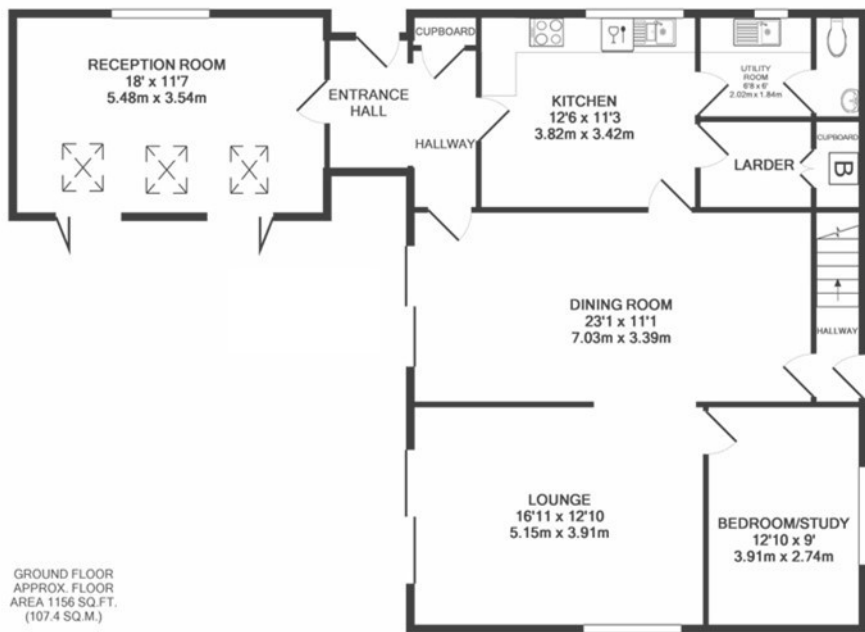
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"Delightfully situated within its own private tree-lined grounds and slightly elevated, with rural views beyond"

gate on the other side of the property. To the rear is an enclosed, south facing and extremely private timber deck with two terraced levels above with flower and shrub beds and timber sleepers. Further round is a gravelled area and large storage shed. Services to the property include mains water and electricity, septic tank drainage, an oil fired central heating system and fibre optic broadband. EPC rating C. Council tax band F.

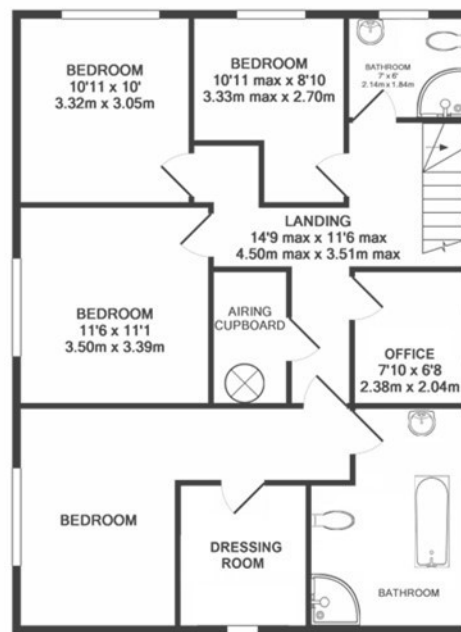
St Ervan is a small, quiet and pretty rural parish nestled approximately three miles inland from the rugged North Cornwall Coastline and approximately five miles from the historic and picturesque fishing town of Padstow. Padstow offers an extensive range of cafes, public houses and restaurants, none 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 stunning beaches of Trevone, Harlyn, Constantine Bay & Treyarnon Bay are all within a five mile radius with the property surrounded by miles of open countryside. Within four miles is the bustling village of St Merryn offering a good range of amenities including several restaurants, a post office/grocery store, a bakers/delicatessen, a petrol station/garage and two Public Houses including Rick Stein's 'The Cornish Arms' serving great food and local ales. There is also a doctors surgery and Primary School with an excellent reputation. The house is a great base from which to explore the surrounding coastline that includes the beaches of Harlyn Bay, Trevone Bay, Constantine Bay and Treyarnon Bay which are all located within a three to five mile radius. The nearest mainline station is Bodmin Parkway which is approximately twenty two miles distant with the nearest airport at Newquay just seven miles away.



GROUND FLOOR
 APPROX. FLOOR
 AREA 1156 SQ.FT.
 (107.4 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 910 SQ.FT.
 (84.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2067 SQ.FT. (192.0 SQ.M.)



To find The Spinney, leave Padstow and follow the A389 for approximately 3 miles passing Trevisker Garden Centre along the way. Continue along the A389 as it becomes the B3274 and then turn right at signs for St Merryn Park. Follow this lane to the next t-junction and turn left following signs for Rumford and St Eval. Follow this lane all the way through Rumford and out the other side. At the next t junction, turn right at signs to St Ervan and Penrose. After approximately 300 yards, turn right signposted to St Ervan Church. The Spinney can be found approximately 250 yards down on the left hand side opposite the church. The postcode for satellite navigation is PL27 7TA. What3words: takeovers.kings.tentacles