



'Pine Haven', Rosehill, Little Petherick, Nr Padstow. **£249,950**

A lovely detached holiday home set in a small development on the edge of this very pretty small Cornish village located at the head of a tributary to the Camel River, only 3 miles from the stunning coastline and sandy beaches near Padstow.

- Two sitting rooms
- Two first floor balconies
- Large rear deck
- Private gardens backing onto stream
- Three large bedrooms + en suite shower/wc
- Great second home

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Pine Haven Little Petherick PL27 7QT

THE PROPERTY

This sizeable and well-appointed holiday home should be viewed to fully appreciate the size and standard of accommodation on offer.

There is a superb first floor sitting room with first floor rear balcony that overlooks the rear gardens and surrounding countryside that also balustrades to the ground floor kitchen and sitting room, which has a lovely fire place with multi fuel burner. There are two ground floor bedrooms and family bathroom with a very large first floor master bedroom suite with en suite wc and shower that also has a large front balcony.

The property is warmed by a modern mains gas fired boiler via radiators and there is private parking to the front. From the rear deck off the ground floor are steps down to a sunny, private garden backing onto a small stream and farmland. As a second home or investment purchase we wholeheartedly recommend your earliest viewing.

THE AREA

Little Petherick is a picturesque Cornish village boasting delightful village Church and is situated just three miles from the renowned harbour town of Padstow which has wonderful old stone washed fisherman's cottages and a stone harbour, still used by fisherman today. Padstow has an excellent range of restaurants including Rick Stein's famous bistro and fish and chip shop. The coastline here is regarded as some of the best and most beautiful in the county with many cliff top walks.

Many of North Cornwall's finest surfing sandy beaches including Trevone Bay, Harlyn Bay and Constantine Bay are within a 3 - 5 mile radius as is the magnificent championship golf course of Trevose.

Within five miles is the former market town of Wadebridge with an excellent range of shops, cinema and sports complex which includes an indoor swimming pool and) and famous Camel Trail for cyclists, walkers and nature lovers alike.

The Accommodation

ENTRANCE

Part glazed door to:

**OPEN PLAN KITCHEN / DINING / SITTING ROOM 8.83m x 4.31m
28'10 x 14'1**

KITCHEN / DINING ROOM 4.31m x 3.53m 14'1 x 11'9

A range of base and wall units incorporating built in oven and grill, 4 ring gas hob with extractor over, built in fridge, built in dishwasher, built in washing machine, stainless steel 1.5 bowl sink unit, tiled splash backs, spotlights, radiator, double glazed window to rear, space for dining table, telephone point.

SITTING ROOM 4.31 x 5.25 11'8 x 14'1

4 wall lights, radiator, double glazed window to rear and side, double glazed French doors to rear leading to garden, feature stone fireplace with thick wood mantle, television point, stairs to first floor, arch to:

INNER HALL

Wall light, radiator, doors to:

BATHROOM

Panelled bath with shower attachment, low level WC, pedestal wash hand basin, radiator, shaver point, part tiled walls, double glazed window to front.

BEDROOM 2 3.62m x 3.36m 11'11 x 11

Double glazed window to front and side elevations, 3 wall lights, radiator, two built in wardrobes with hanging rails and shelving.

BEDROOM 3 3.60m x 3.37m 11'9 x 11

Double glazed window to front and side elevations, 3 wall lights, radiator, two built in wardrobes with hanging rails and shelving.

Stairs to first floor:

GALLERIED SECOND SITTING ROOM 4.31m x 5.83m max 14'2 x 19'1 max

Pendant ceiling light, 3 wall lights, vaulted ceiling, radiator with cover, double glazed French doors to:

BALCONY

Views over the countryside.

BEDROOM 1 4.52m X 4.31m max 19'1 x 14'10

Double glazed French doors to balcony, radiator, 2 wall lights, vaulted ceiling, built in wardrobe, eaves storage, door to:

ENSUITE

Shower enclosure, shaver point, low level WC, pedestal wash hand basin, radiator, wall light.

OUTSIDE

Front; gravelled parking space with lawned areas beside, path leading around each side of the property to the **Rear**; decked terrace and private lawned garden backing onto a stream with open countryside behind.

PARKING - For two vehicles in front of the property.

SERVICES - Mains gas, electricity, water, drainage. **Viewings by appointment only.**



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Pure Cornwall has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Pure Cornwall advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.