





**Meraki
High Lanes
Wadebridge, PL27 7RZ**

4-5 Bedrooms
3-4 Reception Rooms
6 Bathrooms
414m² (4456 ft²)

**Guide Price
£1.950,000**



A superlative home currently under construction on the outskirts of Padstow offering coastal views.

Meraki is a Greek adjective that describes doing something with soul, creativity, love and passion.

The local developer of Meraki has given great consideration to the plot's position and the unique opportunities it offers. With coastal views in two directions - the Camel Estuary to the North East and Mother Ivey's bay to the North West the house has been designed to make the most of its location.

The floor plan has been designed around family life with a central open plan kitchen/diner which is bathed in light with a 6sqm glass ceiling and a west facing terrace to take in the sunsets. The adjoining living room has a dual aspect corner window with views of the Iron Bridge crossing Little Petherick Creek as it meets the Camel Estuary.

The principal bedroom has a private balcony which enjoys similar views of the Estuary. It also offers a dressing room and high quality en-suite shower room.

Downstairs, there are three further double bedrooms, two with en-suites as well as a family bathroom. A larger multi-purpose room with adjoining shower room could be used as a fifth bedroom, or gym, studio or home office. At the far end of this floor is a substantial family room with sliding doors leading out to the garden.

A gated curved drive provides plenty of parking in addition to the double garage. The property will offer privacy with oversized sleeper walls bordering the plot. The level lawned garden has plenty of space to entertain in and provision will be made for the possibility of a swimming pool installation. Existing outbuildings on the site could be adapted to an owners requirements (subject to the developer's approval).

The home will exceed contemporary building standards with a Net Zero approach for low running costs and environmental impact. Underfloor heating throughout will be fed by an Air Source Heat pump which will be powered from solar panels with a battery backup. Triple glazed windows will add to the insulation as well as mitigating noise pollution. Acoustic floor treatments will also help to ensure a serene and peaceful home.

The home will offer CAT6 network cabling throughout along with built in CCTV, smart lighting and whole-home audio.

The pallet of materials has been chosen with care as well. Designed with style as well as ease of maintenance in mind. Natural stone cladding will look after itself and will anchor the house, bedding it to the plot. Above, composite cladding offers a contemporary look for minimal maintenance during its lifetime.

Buyers acting quickly will have the opportunity work with an interior designer to influence the choice of kitchens, bathrooms and flooring to suit their tastes. (Further details are available through the agents). Thus Meraki can be a reflection of its owners, by putting something of yourself into its creation.







Surrounding Area

The property sits within one of the most sought-after locations in the County. Not least because of the great natural beauty of the countryside and coastline. For many years, Padstow (2.5 miles), St. Merryn (3 miles), Trevone (3 miles) and Harlyn Bay (5 miles) have been top of the list either as a holiday destination or for a home which can offer the best of Cornwall.

The outdoor lifestyle is one of the main attractions for this part of the county with a vast selection of beautiful sandy surfing beaches, most notably The Seven Bays.

For boating and water sports enthusiasts, the Camel Estuary offers fantastic opportunities. Being protected from the prevailing winds off the Atlantic Ocean, the Estuary has some of the finest sailing waters in the country. Moorings can be found at Padstow or Rock.

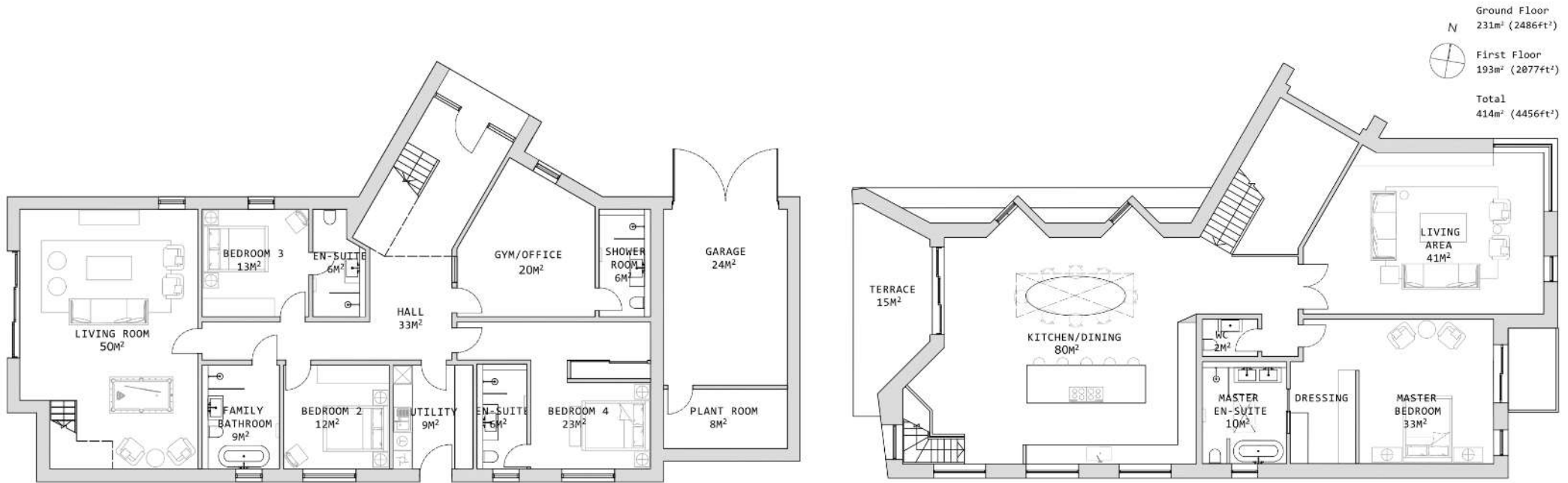
Furthermore, two of the best links golf courses in the county are located either side of the estuary providing excellent facilities and stunning views from you round at the Championship Course of Trevose and the picturesque St. Enodoc in Rock.

The area also has excellent walking and cycling including the Camel Trail, which runs along the route of the old railway line between Bodmin and Padstow, and the Saints Way which crosses mid-Cornwall coast to coast from Padstow to Fowey. Passing through valleys, woodlands, pastures, moors and villages, it was once used by pilgrims en route from Ireland and Wales to mainland Europe, avoiding the long and dangerous sea passage around Lands End.

Padstow and the surrounding areas have gained a wonderful reputation for fine food and local produce. Rick Stein, Paul Ainsworth and Nathan Outlaw all have restaurants in the vicinity.

The town offers a good range of amenities, as does nearby Wadebridge (5.5 miles) which has an excellent shopping area, restaurants, cinema, library, medical centre and schooling.





Additional Information

Air Source heat pump with underfloor heating throughout.
Mains water draining to a Klargester silent running treatment system.

Solar Panels with battery storage
Council Tax band to be determined

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