

ST PETROC

— PADSTOW —

—
A DELIGHTFUL COLLECTION OF 3 BEDROOM BUNGALOWS
—



WONDERFUL
TO EXPLORE...



A WARM WELCOME TO THE HAVEN OF ST PETROC, PADSTOW

Located on the edge of the charming fishing port of Padstow, St Petroc is an exclusive development, offering a mix of 3 bedroom traditional bungalows and two storey chalet bungalows. Each home offers a modern design, premium fittings and fixtures and energy-efficient features including PV solar panels and electric vehicle chargers.

Our homes are designed to make the most of their stunning surroundings, that's why St Petroc offers a dedicated public open space and spacious private gardens to enjoy the fresh Cornish air.

Padstow provides all of your amenities on your doorstep including an excellent selection of eateries, a post office, a supermarket, a bustling village hall and popular schools.

Baker Estates – good things happen here.

THE BEST THE COASTLINE HAS TO OFFER

St Petroc offers serene seaside living in a vibrant town that offers all of your amenities within a short drive.



1



CAMEL ESTUARY

A haven for nature lovers and foodies alike, the banks of the estuary are home to a number of excellent restaurants including those owned by renowned chefs such as Rick Stein, Paul Ainsworth, and Nathan Outlaw. The estuary also offers opportunities for kayaking or paddleboarding.

2



TREVIBBAN MILL

Known for its stunning collection of Cornish wines and cider, Trevibban Mill is nestled in the heart of the Cornish countryside. A day out at Trevibban Mill offers an excellent experience, whether you want to enjoy a guided tour of the vineyard and winery, indulge in a tasting experience or simply visit for lunch during open season.

3



7 BAYS FOR 7 DAYS

Your new address offers easy access to a range of Cornwall's excellent beaches. Take on 7 bays for 7 days to truly explore the stunning surroundings. Stretching across seven miles of coastal path, starting at Porthcothan and finishing at Trevone Bay, you can soak in the scenery and wildlife along the coastal walking trails.

4



PADSTOW HARBOUR

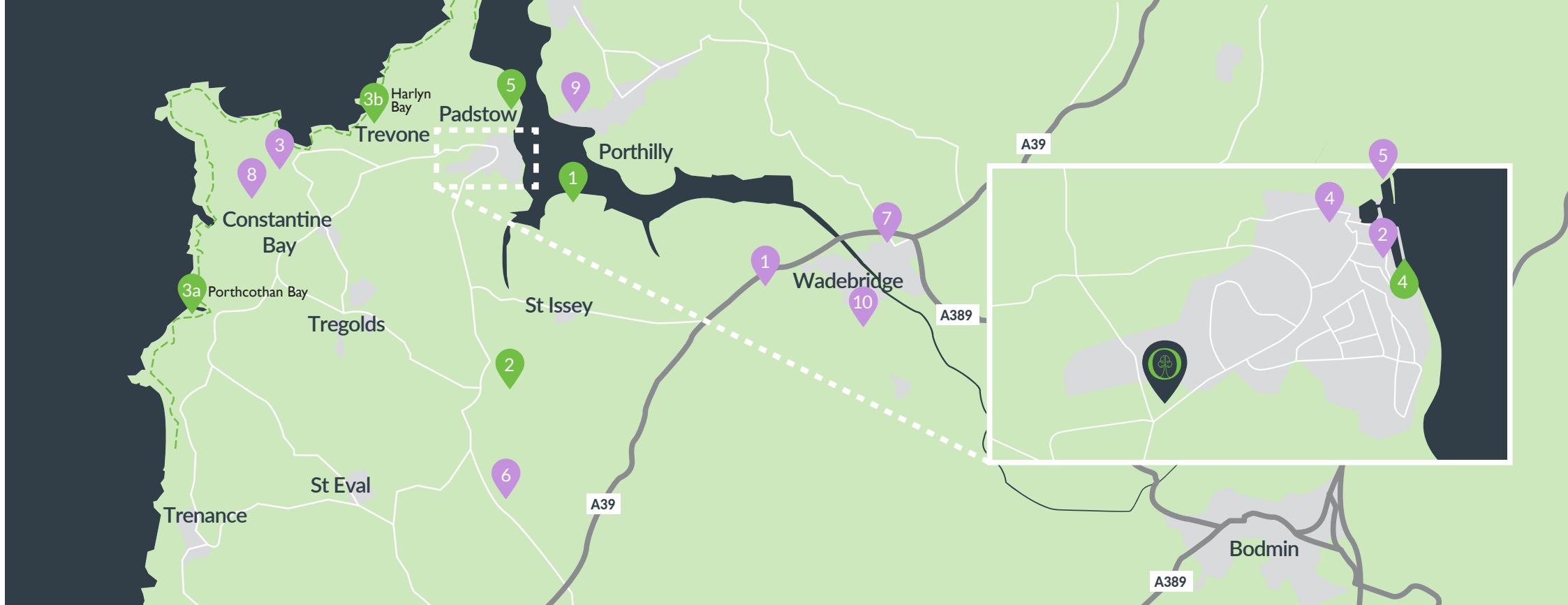
The harbour is the bustling centre of Padstow. With a thriving fleet of fishing vessels, the port has regular landings of fish, crab and lobsters, alongside a growing shellfish farming industry within the estuary producing some of the finest mussels, cockles, oysters and scallops. Much of which is used in many of the restaurants within Padstow.

5



EXPLORE THE OUTDOORS

Padstow is an excellent base to explore everything Cornwall has to offer, from scenic coastal walks to breathtaking cycle trails. A popular walking route, suitable for all ages, is Padstow to Prideaux Place, which offers excellent views over the River Camel. This short but enjoyable walk leads you inland from Harbour Cove and passes the Tudor mansion of Prideaux Place. The Camel Trail also offers a leisurely route. Whether you choose to walk or cycle, there are some great spots to stop along the way for refreshments and, of course, plenty of views and wildlife to enjoy.



AROUND & ABOUT

- | | | |
|-----------------------------|---------------------------------------|--------------------------------------|
| 1 Camel Estuary | 1 Royal Cornwall Show | 6 Tarquin's Gin Distillery |
| 2 Trevibban Mill | 2 Rick Stein's The Seafood Restaurant | 7 Wadebridge Sports & Leisure Centre |
| 3 7 bays for 7 days | 3 THE PIG at Harlyn Bay | 8 Trevoze Golf and Country Club |
| 4 Padstow Harbour | 4 Paul Ainsworth at No6 | 9 St Enodoc Golf Club |
| 5 Cycle Trail (Camel Trail) | 5 Greens of Padstow | 10 Wadebridge Bowling Club |

--- South West Coast Path

COMMUNICATIONS

Main roads: A389, A39, A30.
15 miles to Bodmin, 24 miles to Truro.

Airport: Newquay (10 miles).

Railway Stations: Bodmin Parkway Station (19 miles)
connecting to Plymouth (40mins) and Exeter (1hr 38mins).

Bus: Regular bus routes servicing the local area.

Ferry: Black Tor Ferry runs between Padstow and Rock.

A WARM WELCOME TO...



SEASIDE LIFE

A bustling seaside village with plenty of things to do from sampling the delicious seafood in the range of restaurants to enjoying a pint in Padstow's oldest pub, The Golden Lion, to a day of birdwatching, Padstow is a great place to call your new home.

Situated just a stone's throw from the River Camel, days out at the beach and coastal walks are a breeze.

Your local supermarket is conveniently located just a 15-minute walk from St Petroc, making it easy to pick up essentials on foot. For those preferring to drive, it's only a few minutes away, offering both accessibility and convenience.

SETTLING INTO THE COMMUNITY

Tretawan farmers market is a true Cornish tradition at the heart of Padstow's culture. Hosted on the third Sunday of each month, it's an excellent place to while away a morning perusing the best of Cornwall's locally sourced fresh produce.

Just over 20 minutes away, Wadebridge Sports & Leisure Centre is a vibrant hub for fitness and well-being. It features a 25-metre indoor swimming pool, a fully equipped gym, and a variety of fitness classes. The welcoming café provides a great spot to unwind, while the centre's clubs, including ladies' cricket and yoga, offer fantastic opportunities to stay active and connect with the local community.

A day of walking and sightseeing is a breeze from your new home. Trevoze Head offers a breathtaking coastal walk. Head towards Trevoze lighthouse which sits on the edge of the headland and enjoy excellent views across the Atlantic. St George's Cove, Padstow's closest beach, is just

over a mile away from St Petroc. The cove offers great views across the waters of the estuary to the sands of Rock beach. During a full low tide, a walk along the sand reveals a path to Harbour cove and beyond.

The tranquil scenery on your doorstep lends itself to birdwatching and photography. The Camel Estuary, an Area of Outstanding Natural Beauty is an excellent habitat for birds. With large areas of salt marsh, you can often see Little Egrets, Peregrines and Ospreys.

For art enthusiasts, a visit to Padstow Gallery is a must. With influence of the local area, the art showcases the best of the Cornish countryside. The Picture House offers a collection of acrylic and oil paintings, fused glass, textiles and ceramics.

Music lovers will revel at Perranporth Tunes in the Dunes, an annual summer festival hosted on Perranporth beach. Also hosted each summer is the Royal Cornwall Show, which offers a great day out for the whole family to enjoy live entertainment, shopping and a range of activities. Each winter, there is also the Cornish Winter Fair, a family-friendly event offering festive food, drink, crafts and more!





SPORTING OPPORTUNITIES

Your new home offers sporting opportunities aplenty. For avid golfers Trevoze Golf and Country Club is just over a 10 minute drive away, ranked as one of the UK's top links golf courses, it offers fantastic coastal views. Slightly further away you will find St Enodoc Golf Club, situated alongside the Camel Estuary it provides stunning sea views.

For those who enjoy getting out on the water, Camel Ski School offers lessons in waterskiing, wake surfing, paddleboarding and more. Or if you like to keep your feet firmly on solid ground, Wadebridge Bowling Club is an excellent choice. With over 70 members, the club is active throughout April to September.

A CULINARY DELIGHT

Padstow offers an abundance of excellent restaurants including Rick Stein's The Seafood Restaurant, opened by celebrity chef, Rick Stein and his wife in 1997, it boasts an international reputation for serving the freshest fish and shellfish that truly celebrates the best that Cornwall has to offer.

THE PIG at Harlyn Bay showcases the best local ingredients in its offerings, as their chefs work hand in hand with the Kitchen Gardeners to create an impressive 25 mile menu featuring daily garden pickings, produce from local farmers and fishermen.

Another popular choice is Paul Ainsworth at No6, this Michelin star restaurant is housed in a Georgian townhouse located in the heart of Padstow. Serving a modern British menu with a focus on locally sourced Cornish produce.

For a spot of brunch, Greens of Padstow is an excellent choice, offering a menu packed with local produce. Overlooking the harbour and the Camel Estuary, you can also enjoy a game of mini golf after your meal.



...YOUR NEW COMMUNITY



YOUR NEW HOME AT ST PETROC

St Petroc offers an excellent collection of 3 bedroom bungalows in the quaint coastal town of Padstow. This exclusive development of just 17 homes boasts energy-efficient features throughout and our superior specification.

The detail of every Baker Estates home has been carefully considered, from architecture to specification, demonstrating our commitment to quality workmanship.

We build homes that we are proud to put our name to.

Baker Estates – good things happen here.



Estuary View, Appledore



Little Orchard, Tavistock



Turnpike Fields, Chudleigh Knighton

A LITTLE BIT ABOUT US

BUILDING EXCEPTIONAL HOMES IN THE SOUTH WEST

So how does this all happen? Well, it's not a 'how' but a 'who' – it's our experienced, caring team who understand quality – using our vast, previous knowledge of housebuilding, we know what works in homes and communities.

We've been doing this since 2015 and will continue for many years to come as we do the right thing for you, our team members, our tradespeople, and the environment – to help make the south west an even nicer place to live.

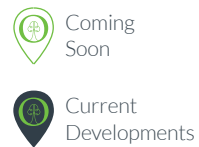
Baker Estates: **Good things happen here.**

Whenever you visit one of our developments, you'll notice how well-built and thoughtfully designed the homes are. That's because we incorporate products like locally sourced, natural stone, durable kitchen appliances and solid internal doors. This is understandably important, but you'll also pick up on something equally key – the thriving community we've created.



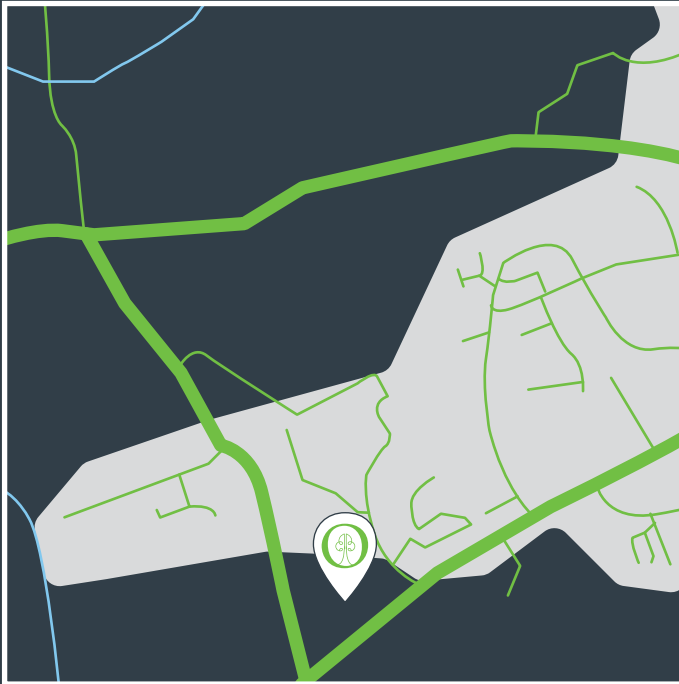
To us, you should feel as happy and comfortable in your new community, as you do in your new home. It needs to be somewhere you want to live, surrounded by people you want to spend time with, on a desirable development in the south west.

Ian Baker, Managing Director





Baker Estates: **Good things happen here**



St Petroc, Padstow, Cornwall
Sat Nav: PL28 8FJ

FOR MORE INFORMATION CONTACT

stpetroc@bakerestatesltd.co.uk

01841 554 000

www.bakerestatesltd.co.uk

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