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**Jackie Stanley**  
 ESTATE AGENTS



Sought After Residential Location  
 Wonderful Views of the Camel Estuary  
 Two Large Double Bedrooms  
 Light & Contemporary Accommodation  
 Stylish Master En-Suite & Separate Shower Room  
 Elevated Rear Gardens & Landscaped Patio  
 Ample Driveway Parking & Garage

**Tidal View, Padstow**  
**£730,000**

This very spacious two bedroom detached residence has a light & stylish feel, located in a quiet sought after area of Padstow that offers superb views of the Camel Estuary.

For further information about this property please visit our office or call us on

**01841 532555**

rightmove Zoopla.co.uk PrimeLocation.com



Registered Office  
 1 North Quay Padstow Cornwall PL28 8AF

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Sit in a most enviable elevated position overlooking the Camel Estuary within the highly sought after, historic and picturesque fishing village of Padstow sits Tidal View, a stylish and spacious detached two bedroom residence boasting a stunning backdrop with superb far reaching panoramic views of the Camel Estuary, the iron bridge and the countryside beyond.

Tidal View has an excellent letting history over the last seven years, has two beautiful double bedrooms, very spacious accommodation for four people and occupies a superb position on one of Padstow's most sought after residential roads within a few minutes of the harbour, quaint shops, cafes and restaurants.

Noteworthy features include wood flooring and oak doors, a contemporary gas flame fire, a stylish en-suite shower room, internal and external lighting, a soft neutral décor and UPVC double glazed windows.

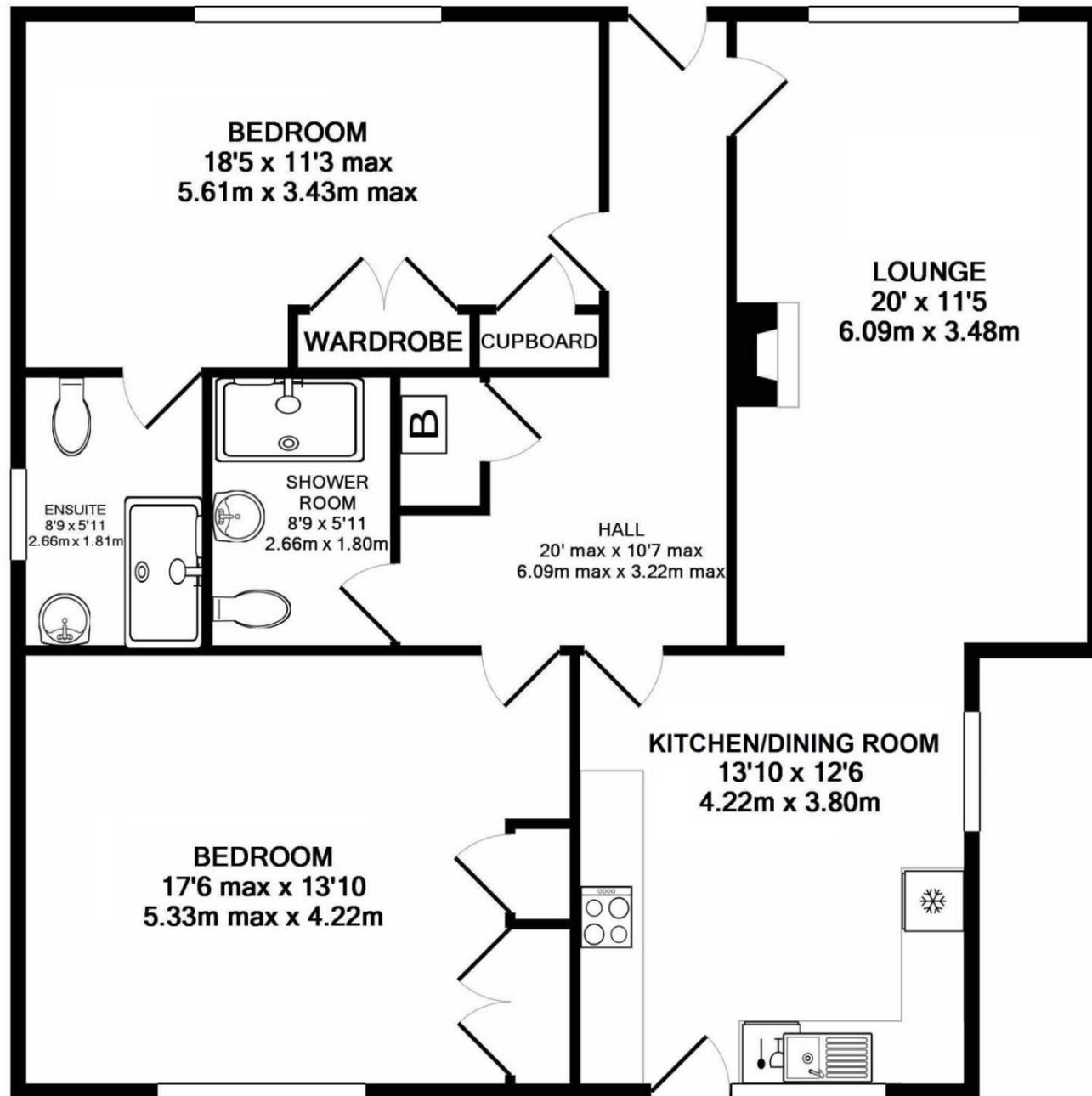
The kitchen/dining room has views straight through the lounge and out across the Estuary. The kitchen has modern fitted cabinets and drawers with integral electric ceramic hob, electric oven, fridge and dishwasher. There is space and plumbing for a washing machine and tumble dryer and views out over the garden to the rear. Moving into the lounge, the contemporary gas fire presents a focal point to the room although it is hard not to be distracted by the views across the Estuary to Porthilly Beach. There are two generous double bedrooms within the property each with built in wardrobes and cupboards and one with a stylish en-suite shower room and views across the Estuary. There is a further walk-in shower room and a generous reception hallway which completes the accommodation.

Tidal View offers a lovely front facing garden with terraced balcony, perfect to relax of an evening and enjoy the stunning views and sunset. Adjacent is a sloping driveway with ample space for several cars. To the rear of the property is a patio and large private lawned garden with a raised area of decking in the corner – perfect for al fresco dining. Lastly, the single garage with up and over door provides excellent storage space. Services to the property include mains gas, water, electricity and drainage.

Situated within a few minutes of the harbour, quaint shops, cafes, restaurants and the Camel Trail, we at Jackie Stanley suggest an internal viewing at your very earliest convenience.

The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6 and of course Rick Steins esteemed Seafood restaurant. An area of outstanding natural beauty, there are several sandy beaches within 2 to 4 miles as well as the championship golf course at Trevose. The town also has a supermarket and excellent Primary School. For more extensive shopping facilities, the thriving market town of Wadebridge is just 7 miles distant and offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay approximately 14 miles away.

To find Tidal View, drive towards Padstow on the A389. As you approach Padstow, turn right at signs for Sarahs Lane and follow the road down the hill towards the Estuary. At the bottom of the hill, on the bend, turn right onto Moyle Road. Drive down Moyle Road and then take the first right into Egerton Road. Tidal View is the fifth property on the right hand side. The postcode for satellite navigation is PL28 8DL.



TOTAL APPROX. FLOOR AREA 1091 SQ.FT. (101.3 SQ.M.)

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