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Jackie Stanley
 ESTATE AGENTS



Prominent Sought After Location
 Fantastic Views of the Camel Estuary
 Two Double Bedrooms/Master En-Suite
 Exceedingly Stylish & High Quality Contemporary Accommodation
 Open Plan Living Space with Bi-Fold Doors to Balcony
 Quality Bespoke Furniture throughout to be Included
 Allocated Parking within Gated Communal Grounds

12 Samphire, Padstow
£675,000

This stunning turn key two double bedroom second floor apartment is part of a prestigious gated development comprising sixteen luxury superior style apartments enjoying spectacular views of the Camel Estuary located in a prominent & sought after area of Padstow.

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

01841 532555



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Registered Office
 1 North Quay Padstow Cornwall PL28 8AF

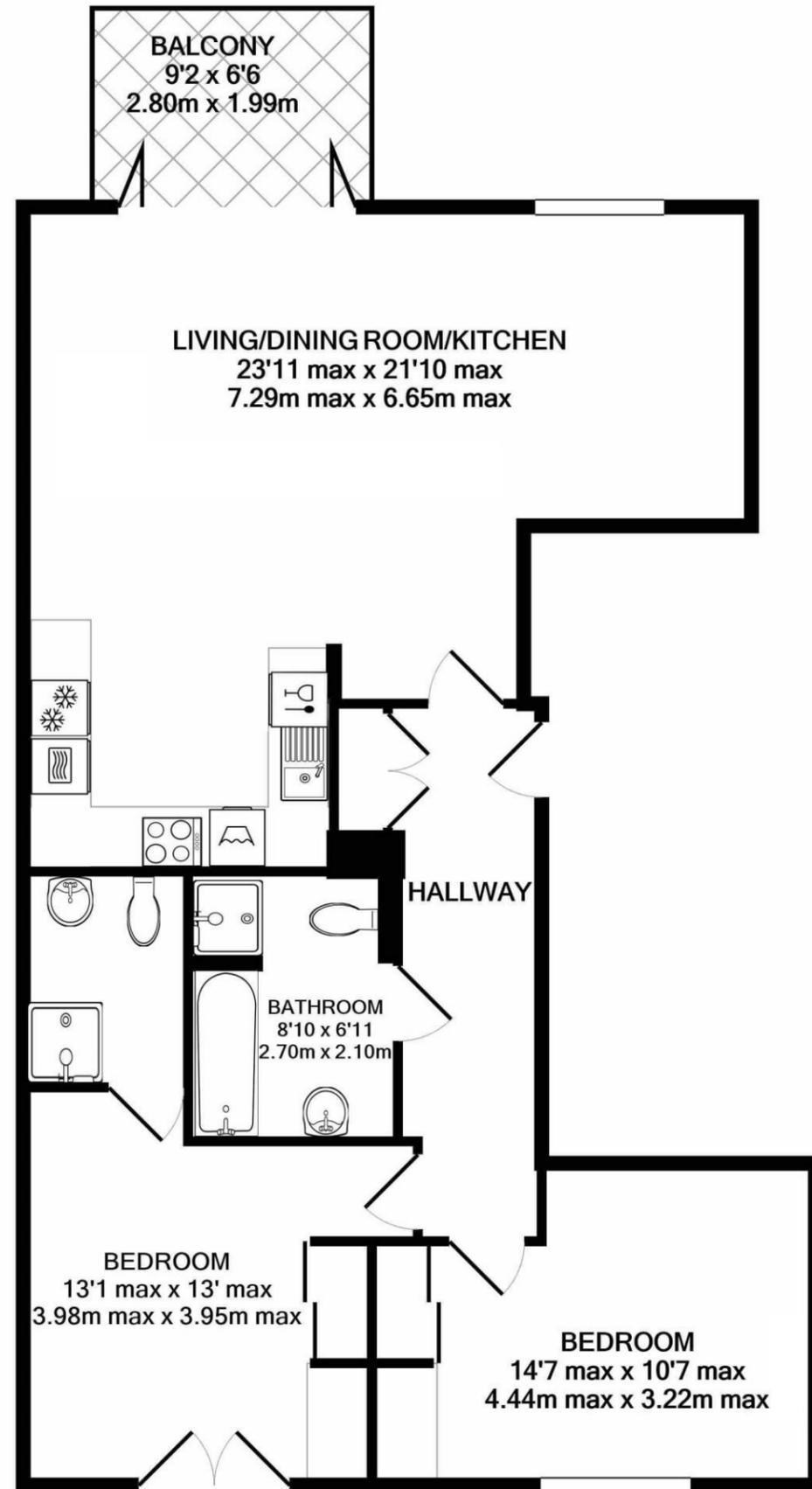
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TOTAL APPROX. FLOOR AREA 873 SQ.FT. (81.1 SQ.M.)

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Set in an enviable and elevated position overlooking the Camel Estuary within the highly sought after, historic and picturesque fishing village of Padstow, this luxury and exceedingly stylish two double bedroom apartment boasts a stunning backdrop with exquisite 180 degree far reaching views of the Camel Estuary, the iron bridge and beyond.

Built to exacting contemporary standards in 2012, Samphire occupies a superb position in a prestigious gated property in one of Padstow's most sought after areas within a few minutes of the harbour, quaint shops, cafes and restaurants.

Modern and high quality interiors and clean lines stretch through every inch of 12 Samphire but it's the stunning views from the open plan living space and balcony that make this a truly exceptional property. Stylishly decorated in a soft neutral palette, the apartment is contemporary luxurious and low maintenance.

Carve out some precious time to take in the spectacular scenery across the estuary, encompassing in the iron bridge, Rock and Porthilly. The balcony features glass panels and a marine grade stainless steel balustrade with bi-folding doors maximising the views from the living area. Inside, the stylish and comfortable open plan kitchen/living room/dining room provides views out over the Estuary from every angle. This large space is light and bright with ample space to comfortably arrange a dining room table and chairs, sofas and occasional furniture. The sleek modern kitchen is fully integrated with high end appliances including an eye level microwave, double oven and grill, electric ceramic hob, tall fridge/freezer, dishwasher and washing machine. Underfoot you will find an oak floor with underfloor heating beneath that continues through to the central hallway.

Two double bedrooms complete with bespoke built in wardrobes and storage reside to the rear of the apartment. The master bedroom has the benefit of a Juliette balcony and stylish en-suite shower room. The main family bathroom is modern and fully tiled, complete with crisp white sanitary ware, an enclosed thermostatic shower and separate bath.

Further features of note include individually zoned underfloor heating throughout, mains operated smoke detectors, recessed LED lighting, UPVC double glazing, secure video and audio entry system, designated owner car parking, visitor car parking, secure storage areas in the basement and the remainder of the 10 year NHBC certificate. Services to the property include mains gas, water, electricity and drainage.

Situated within a few minutes of the harbour, quaint shops, cafes and restaurants with an exceptional contemporary nature and incredible estuary views, 12 Samphire stands out amongst the crowd and 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, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant. An area of outstanding natural beauty, there are an abundance of 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 Samphire, drive towards Padstow on the A389. As you approach Padstow, turn right onto Sarah's Lane just after Tesco's. Drive all the way down Sarah's Lane and as the hill descends towards Dennis Road, Samphire can be found along on the right hand side. The postcode for satellite navigation is PL28 8FP.

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