

# St Levan

PADSTOW



**Jackie Stanley**  
ESTATE AGENTS





- *Highly Sought After Frontline Waterside Position*
- *Striking 180 Degree Panoramic Views of the Camel Estuary*
- *Impeccable Newly Built Contemporary Residence*
- *Four/Five Double Bedrooms/Three Luxurious Bathrooms*
- *Over 2,741 Square Feet of Luxurious Accommodation & Garage*
- *Exquisite Attention to Detail at Every Turn*
- *Balcony, Enclosed Terrace, Private Garden & Driveway parking*
- *Moments from the Vibrant Harbour, Shops, Cafes, Outstanding Restaurants of Picturesque Padstow*



Sat in a most enviable frontline position overlooking the Camel Estuary within the highly sought after, historic and picturesque fishing village of Padstow is St Levan, a frontline waterside home of exquisite design, attention to detail and forethought boasting a magnificent backdrop with striking 180 degree panoramic views across the Camel Estuary to Rock, Porthilly beach and Daymer Bay.





St Levan is a newly built four/five bedroom detached residence with an outstanding specification and luxurious refinement, 2,741 square feet of true quality centred around panoramic outlook over the Camel Estuary.

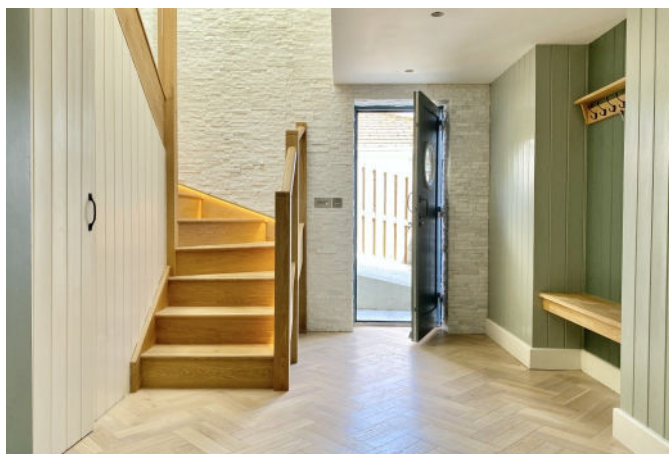
Noteworthy features include oak parquet flooring and underfloor heating throughout, a freestanding wood burning stove, double glazed timber windows, an MVHR system, a reclaimed Delabole slate roof, bespoke lighting designed by Millard and Flo from Rock, a stunning stained glass floor panel by the acclaimed local artist Jo Downs and all steelwork by a renowned local engineering company. The traditionally conceived design seamlessly blends with the surroundings and boasts the highest quality fixtures, fittings and workmanship.

The generous accommodation is arranged with a beautiful and inviting entrance hall complete with oak staircase and the aforementioned stained glass floor panel.

Step into the spectacular open-plan kitchen, living and dining area with handmade Thomas Ash kitchen and an outlook across the Estuary. An inset balcony or terrace to the side provide an even better view!

The principal bedroom is a haven tranquillity with an impressive en-suite shower room and a bay window that offers breathtaking views across the Estuary. There is also a TV room/snug which can double as a fifth bedroom, if required. The beautiful oak staircase descends to the ground floor entrance hall from which are three further double bedrooms and a very stylish and luxurious family bathroom. Two of the bedrooms have access to decking that wraps around the ground floor of the house and one has a splendid en-suite bathroom with freestanding slipper bath and shower. Last but not least is a generous utility room and cloakroom.

**St Levan, Padstow, PL28 8DW**  
**£2,450,000 guide**





Steal away some quiet time in the very private garden with a large swathe of lawn and extensive wraparound decking. A galvanized steel staircase rises to the outside terrace and views across the Estuary can be enjoyed from all angles of the garden.





*"Boasting a stunning backdrop with exquisite panoramic  
views across the Camel Estuary to Rock"*





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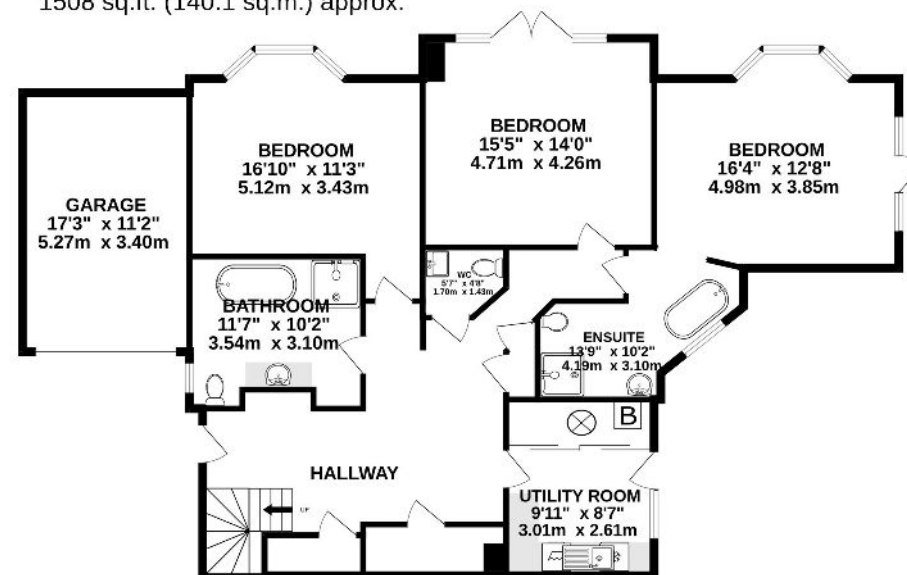
St Levan has the huge advantage of a private driveway with parking for one vehicle and single garage to the side with an electric roller door. The house also comes with a 10 year Professional Consultant's Certificate. Services to the property include mains gas, water, electricity and drainage with a MVHR system. EPC rating B. Council tax band E.

We at Jackie Stanley highly recommend an immediate visit to this exquisite home to fully appreciate the luxurious accommodation and superb position on one of Padstow's most sought after roads within a few minutes of the harbour, quaint shops, cafes and restaurants.

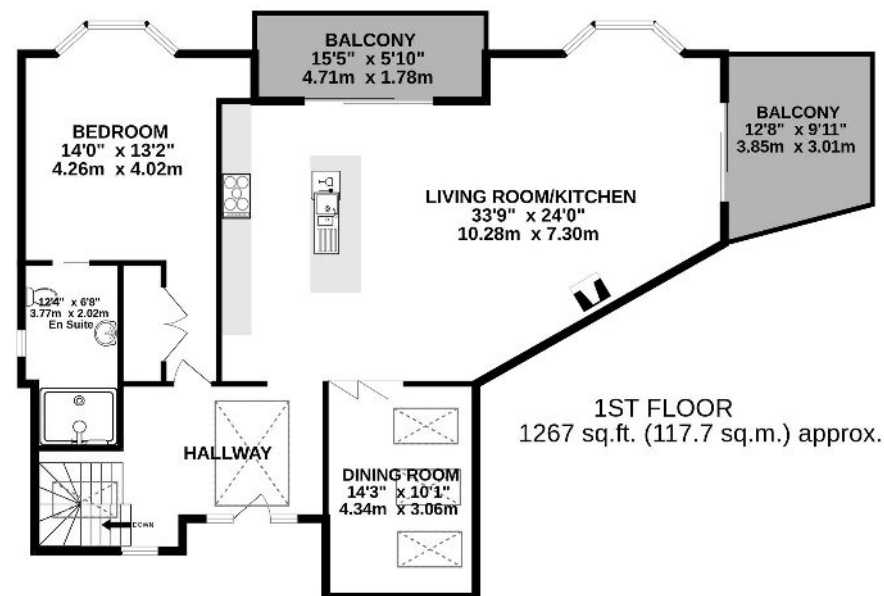
The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant. An area of outstanding natural beauty, there are 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 St Levan, drive towards Padstow on the A389. As you approach Padstow, turn right at signs for the town centre and follow the road down the hill. Just after the road bears right, turn right into Dennis Road. Within 100 yards, turn left onto Treverbyn Road and follow the road down to where the road bears right. and to the right. St Levan can be found along on the Right hand side. The postcode for satellite navigation is PL28 8DW.

## GROUND FLOOR 1508 sq.ft. (140.1 sq.m.) approx.



TOTAL FLOOR AREA : 2775 sq.ft. (257.8 sq.m.) approx.



1ST FLOOR  
1267 sq.ft. (117.7 sq.m.) approx.