



**Jackie Stanley**  
ESTATE AGENTS

**50 Sarah's View**

PADSTOW







- **Fully Renovated Contemporary House with Minimalist Style**
- **Oozing Ultra Modern Design**
- **Two Genuine Double Bedrooms & Chic Shower Room**
- **Large Open Plan Living Space with an abundance of Natural Light**
- **Fully Integrated Kitchen with Stone Work Surfaces**
- **Immaculate Enclosed Courtyard Garden with Electric Awning & Allocated Parking Space**
- **Short walk of the Picturesque Harbour, Cafes & Restaurants**
- **Fully Furnished & Profitable Holiday Letting Business with Ongoing Bookings to be Honoured**

With a cool minimalist style, 50 Sarah's View is a two double bedroom property oozing contemporary and ultra modern design, situated within the popular Sarah's View development - a quiet area of Padstow with no passing traffic just a short walk from the vibrant harbour and extensive range of cafes, public houses and restaurants of picturesque Padstow. Our clients have recently completed a full top down scheme of renovation and modernisation to create this sleek, low maintenance and profitable business.



50 Sarahs View has a multitude of key features and includes cool mood lighting, oak internal doors, stone kitchen work surfaces, premium integral appliances, UPVC double glazing, electronically control Velux windows and electronically controlled awning over the courtyard garden. The property has also been extensively insulated and is future proofed against proposed building regulation changes for rented properties.

The accommodation is light and airy with an open plan living, kitchen and dining area to the ground floor. The kitchen has a comprehensive range of pale grey high gloss handle-less cabinets and drawers to floor and wall, topped with a stone work surface and integrated Neff double oven at eye level, induction hob with contemporary extractor fan over, microwave, dishwasher and inset stainless steel sink.

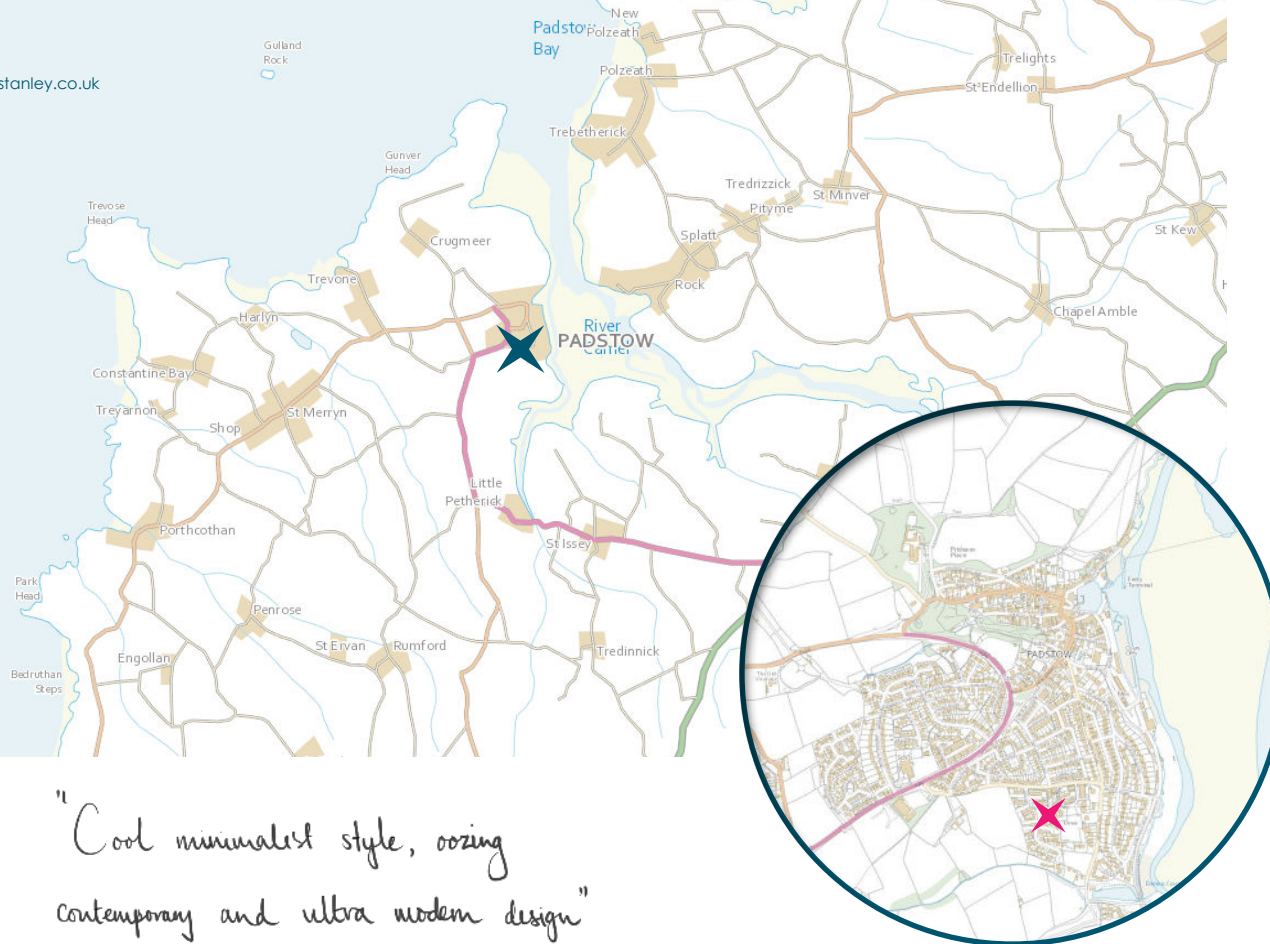
Up on the first floor are two genuine double bedrooms, currently arranged as a double and a twin and a stylish shower room with textured tiling and recessed wall shelf, mirror, heated towel rail and natural light from the Velux window above.

Outside, the courtyard garden is fully enclosed and a real suntrap. This delightful area is extremely low maintenance, private with slate paving, outdoor lighting, electronic awning with heaters and gated access. Additionally, number 50 benefits from an allocated parking space nearby. Services to the property include mains gas, water, electricity and drainage. With fibre optic broadband.

**50 Sarah's View**  
**Padstow, PL28 8DU**  
**£360,000**



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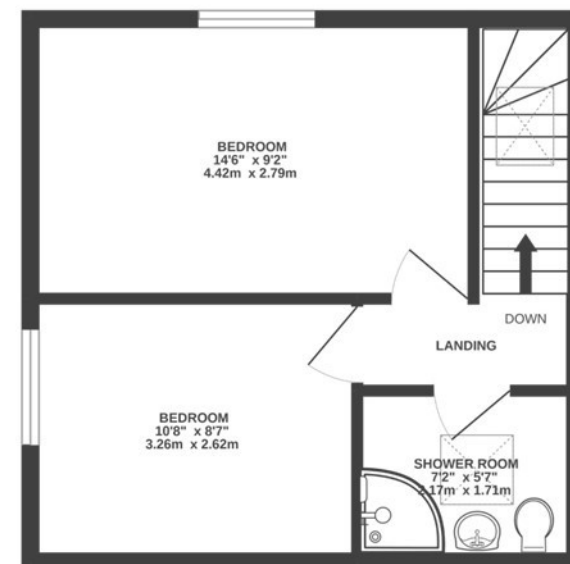
"Cool minimalist style, oozing  
 contemporary and ultra modern design"

50 Sarah's View is being sold as going concern, fully furnished with onward holiday bookings in place. Details of accounts and inventory are available on request.

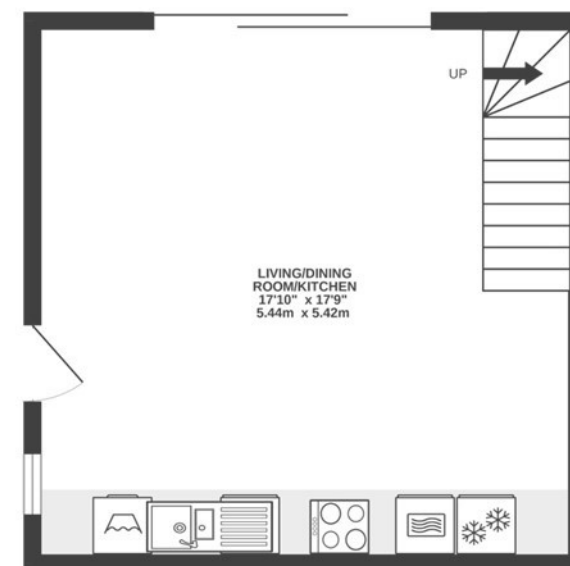
The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood 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 50 Sarah's View, drive towards Padstow on the A389. As you approach Padstow, turn right onto Sarahs Lane just after Tesco's. Drive down Sarahs Lane and then take the first turning on the right into Sarahs View. Take the second turning on the left into Sarahs Court and number 50 can be found down a short path to the right. The postcode for satellite navigation is PL28 8DU. What3words: gratitude.streak.habits

1ST FLOOR  
 317 sq.ft. (29.5 sq.m.) approx.



GROUND FLOOR  
 317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.