

Halyards
PADSTOW



Jackie Stanley
ESTATE AGENTS

- *Highly Sought After Frontline Waterside Position*
- *Striking 180 Degree Panoramic Views of the Camel Estuary*
- *Recently Remodeled Contemporary Residence*
- *Five Bedrooms/Three Luxurious Bathrooms*
- *2,845 Square Feet of Spacious Accommodation & Integral Double Garage*
- *Ground Source Heating System & Internal Domestic Lift*
- *Two Balconies, Huge Terrace, Enclosed 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 Halyards, a frontline waterside home of substantial proportions boasting a magnificent backdrop with striking 180 degree panoramic views across the Camel Estuary to Rock, Porthilly beach and Daymer Bay.

Halyards, also known as 39 Treverbyn Road, is a recently remodelled five bedroom detached residence with 2,845 square feet of modern accommodation centred around panoramic outlook over the Camel Estuary.

Noteworthy features include a ground source heating system with RHI payments, an internal domestic lift to the first floor, double glazed aluminium windows and doors, two sets of large sliding bi-folding doors, a beautiful shaker style kitchen with fully integrated appliances and Quartz work surfaces and three stylish modern bathrooms.

The generous accommodation is arranged with a large inviting entrance hall complete with oak staircase, stylish shower room, with underfloor heating and the aforementioned domestic lift.

The lounge is generous in size with large sliding bi-folding doors framing the spectacular views across the estuary and ample space for sofas and occasional furniture. Step through in the open-plan kitchen/dining/sitting area with a comprehensive range of shaker style cabinets and drawers complete with central island, Quartz work surfaces and fully integrated appliances. Natural light passes through the room from front to back and, stunning Estuary views are framed perfectly. The ground floor is complete with an extensive utility room, fully plumbed study/ studio/office/workroom with opening French doors and views across the Estuary.

Up on the first floor are five bedrooms, the principal bedroom having an impressive en-suite shower room and private balcony that provides breathtaking far reaching views across the Estuary. There is also a further family bathroom and second balcony. There is further lit and boarded storage within the eaves of the property.

Halyards has the huge advantage of 2 driveways, for approximately six vehicles with an integral double garage, with electric doors and EV charger. One can drive through to



Halyards, 39 Treverbyn Road
Padstow, PL28 8DN £2,750,000 guide



Steal away some quiet time in the large enclosed garden with a swathe of lawn and extensive raised patio immediately accessible from both the living room and kitchen/dining area. Spectacular uninterrupted views across the Camel Estuary can be enjoyed from all angles of the garden. To the left, steps descend down to a graveled seating area whilst to the right hand side is a newly laid bonded resin turning and parking area.

An aerial photograph of a modern residential development built on a cliffside overlooking a large body of water. The houses are white with dark grey roofs and gabled dormers. A paved road runs along the front of the properties, with a black car parked on the left and a silver car parked in a driveway on the right. In the background, a marina with several sailboats is visible, followed by a wide estuary or bay. The far side of the water shows a town built on a hillside under a clear blue sky.

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

t: 01841 532555
 e: sales@jackie-stanley.co.uk
 1 North Quay
 Padstow
 Cornwall
 PL28 8AF

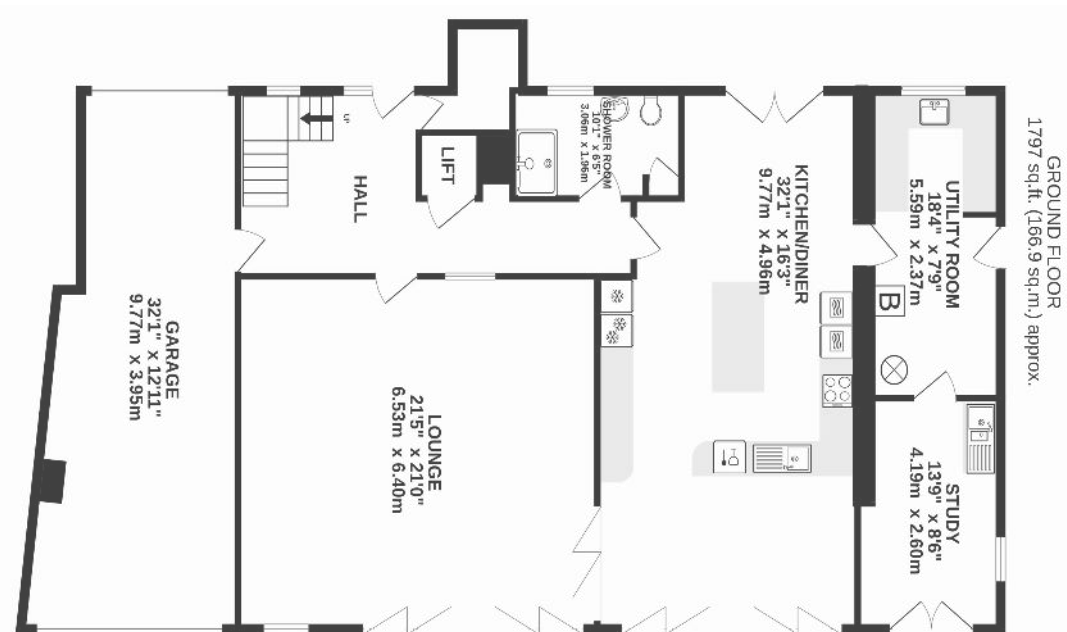


the bonded resin private driveway at the rear. To the front of the property are external water and power points, accessed from both the kitchen/dining and sitting room. Balconies and patio areas are complete with outdoor lighting and each has external power points.

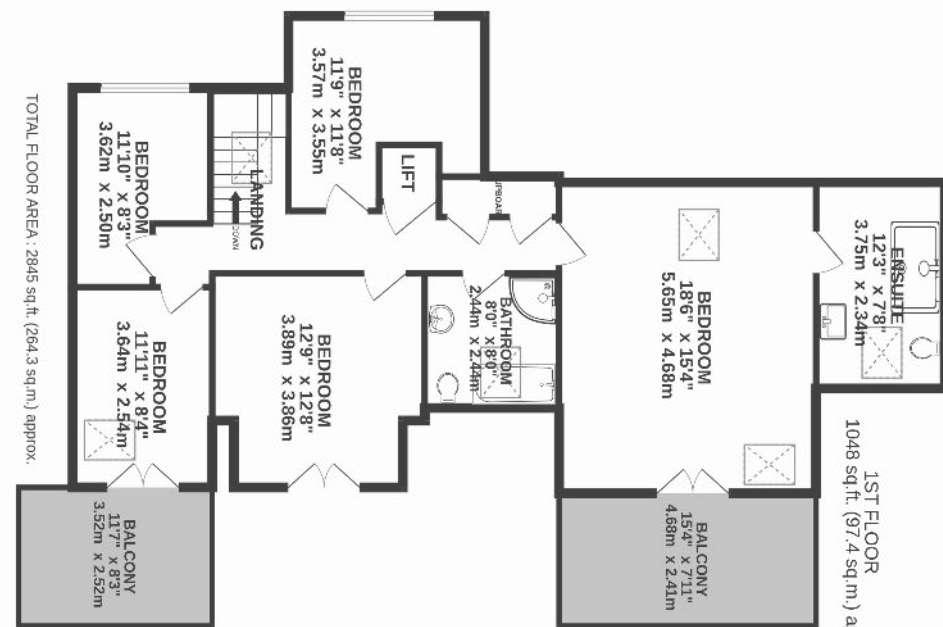
Services to the property include mains water, electricity and drainage with a ground source heating system. EPC rating C. Council tax band E.

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 Trevoze. 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 Halyards, 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 and round to the right. Continue along Treverbyn Road all the way towards the end. Halyards (number 39) is the second to last property on the left hand side. The postcode for satellite navigation is PL28 8DN. What3words: serenade.mallets.bottled



GROUND FLOOR
 1797 sq.ft. (166.9 sq.m.) approx.



TOTAL FLOOR AREA: 2845 sq.ft. (264.3 sq.m.) approx.

1ST FLOOR
 1048 sq.ft. (97.4 sq.m.) approx.