

40 Treverbyn Road

PADSTOW



Jackie Stanley
ESTATE AGENTS



- **Prominent & Highly Sought After Residential Area of Padstow**
- **Fantastic Views of the Camel Estuary**
- **Large Detached Two Storey House**
- **Four Bedrooms/Three Modern En-Suite Bathrooms**
- **Over 1,770 Square Feet of Accommodation, Front & Rear Gardens & Driveway Parking**
- **Two Large Reception Rooms with Fabulous Estuary Views**
- **Stylish Contemporary Kitchen Fully Integrated with Appliances**
- **Moments from the Vibrant Harbour, Shops, Cafes, Restaurants of Picturesque Padstow**

Sit in a most enviable elevated position overlooking the Camel Estuary within the highly sought after, historic and picturesque fishing village of Padstow, 40 Treverbyn Road represents a superb opportunity to purchase a waterside home of immaculate presentation and high quality nature, boasting a stunning backdrop with exquisite far reaching views of the Camel Estuary, the iron bridge and beyond.

Soak up sunrise through the large feature window in the kitchen/dining room, feast on blue skies from the first floor lounge or watch

the sky turn red through the glass and steel balcony. Inside, the comfortable living room looking out over the Estuary and the light, bright bedrooms make this property as picturesque as its surroundings.

With over 1770 square feet, the immaculate accommodation is arranged with the impressive contemporary kitchen/dining room on the ground floor offering far reaching views across the Estuary. This inviting, light and bright room benefits from an extensive range of modern oak floor and wall cabinets with granite work surfaces above. A circular island sits centrally with a granite work surface and a breakfast bar separates the kitchen from the dining area. Integrated and included appliances comprise an eye level double oven and microwave, ceramic hob, dishwasher, freestanding American style fridge/freezer and a glass fronted wine cooling cabinet. The plentiful oak cabinets continue into the utility room which is located to the rear of the property, providing a ceramic Belfast sink and included white goods.

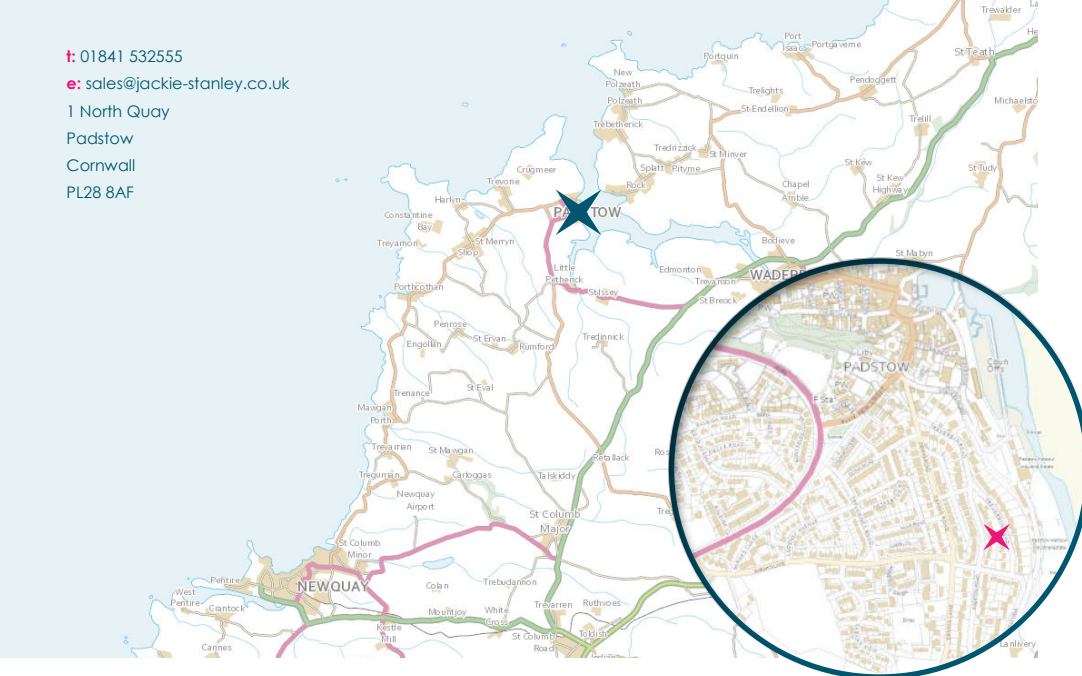
The ground floor living accommodation continues on to a study/fourth bedroom before a split level in the ground floor leads to an en-suite bedroom and then the master bedroom suite. With a stylish en-suite bathroom complete with shower enclosure and Jacuzzi bath, the master bedroom offers glorious views across the Camel Estuary and a huge walk in wardrobe.

Stairs rise to the first floor where the magnificent living room affords truly stunning views across the Estuary and beyond. The unique eyebrow roof detailing has created a distinctive ceiling within the sitting room and is a real feature of this property. Step onto the balcony with its contemporary glass and steel balustrade and take in the spectacular scenery across the Estuary to Rock, Porthilly and the iron bridge. A further very large double bedroom with stylish en-suite bathroom, built in wardrobes and private balcony completes the extensive accommodation.



39 Treverbyn Road, Padstow
PL28 8DN £1,295,000 guide

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

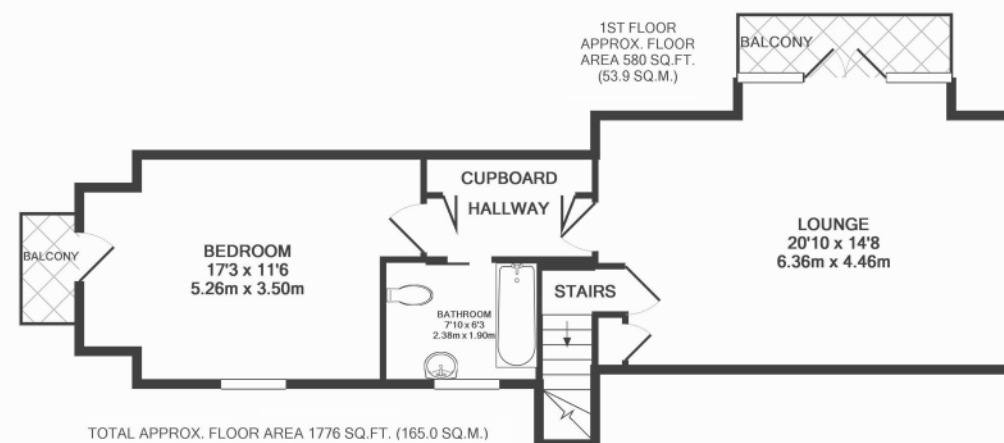
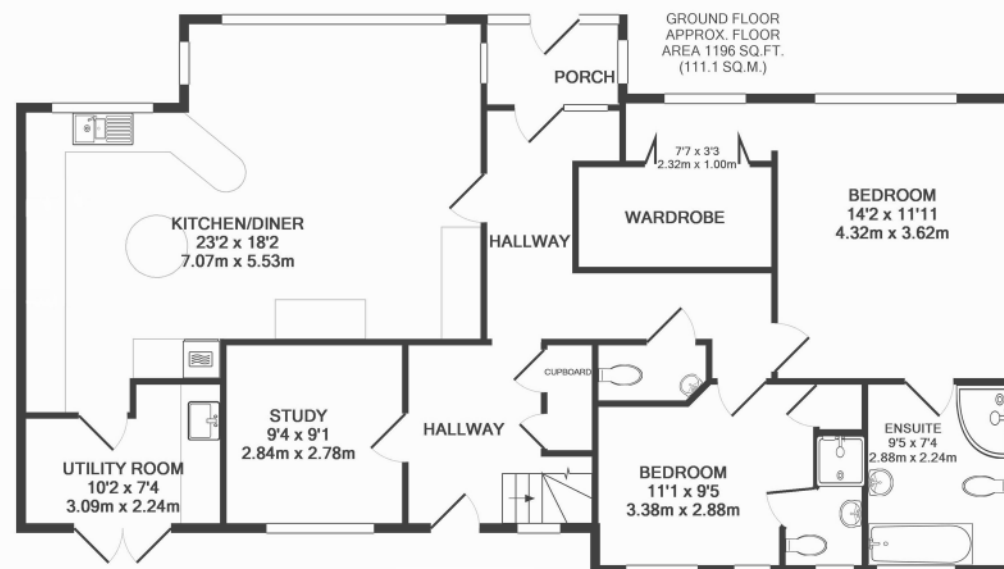


Steal away some quiet time in the secluded and private low maintenance garden with hard landscaping, artificial grass, planted borders and raised decking. To the side of the house is a large timber garden store complete with French doors, power and light. 40 Treverbyn Road has the huge advantage of a private driveway with ample parking to the front and cleverly designed tiered landscaping with maturing beds and retaining walls. Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band F. Ofgem suggest superfast broadband is available. Ofcom suggest 4G data connectivity.

We at Jackie Stanley highly recommend an internal inspection of this property to fully appreciate the accommodation on offer and the superb position it occupies 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 40 Treverbyn Road, 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 to the right. Stay left as the road forks and number 40 can be found along on the right hand side. The postcode for satellite navigation is PL28 8DN. What3words: ounce.keeps.nicer



TOTAL APPROX. FLOOR AREA 1776 SQ.FT. (165.0 SQ.M.)

