

74 Sarah's View

PADSTOW



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ESTATE AGENTS



- ***Smart Well Presented Detached House in Secluded Residential Location***
- ***Quiet Cul-De-Sac with Far Reaching Countryside Views & a Glimpse of the Camel Estuary***
- ***Four Double Bedrooms & Two Modern Bathrooms***
- ***Reverse Living Two Storey Accommodation***
- ***Fully Integrated Contemporary Kitchen/Dining Room***
- ***Extremely Private Enclosed Garden & Large Patio***
- ***Garage & Ample Driveway Parking***
- ***Short walk of the Vibrant Harbour, Cafes & Restaurants of Picturesque Padstow***



Situated in a quiet residential area of Padstow just a short walk from the vibrant harbour and extensive range of cafes, public houses and restaurants of picturesque Padstow, is 74 Sarah's View.

This smart four double bedroom detached house extending to over 1,380 square feet has a reverse living arrangement which provides far reaching countryside views and even a glimpse of the Camel Estuary. An attractive natural stone façade to the ground



floor contrasts the white painted rendered first floor elevation, surmounted by an interlocking tiled roof and built using traditional standard cavity wall construction.

With some lovely far reaching countryside views to the south, the property suits its reverse living design - the first floor sitting room benefits from this in abundance. Separately, the kitchen/dining room sits to the rear of the building providing direct level access to the garden. Two double bedrooms reside on the first floor and share the modern family bathroom. The property has a welcoming arrival with a spacious reception hall awaiting, two double bedrooms and stylish shower room all on the ground floor.

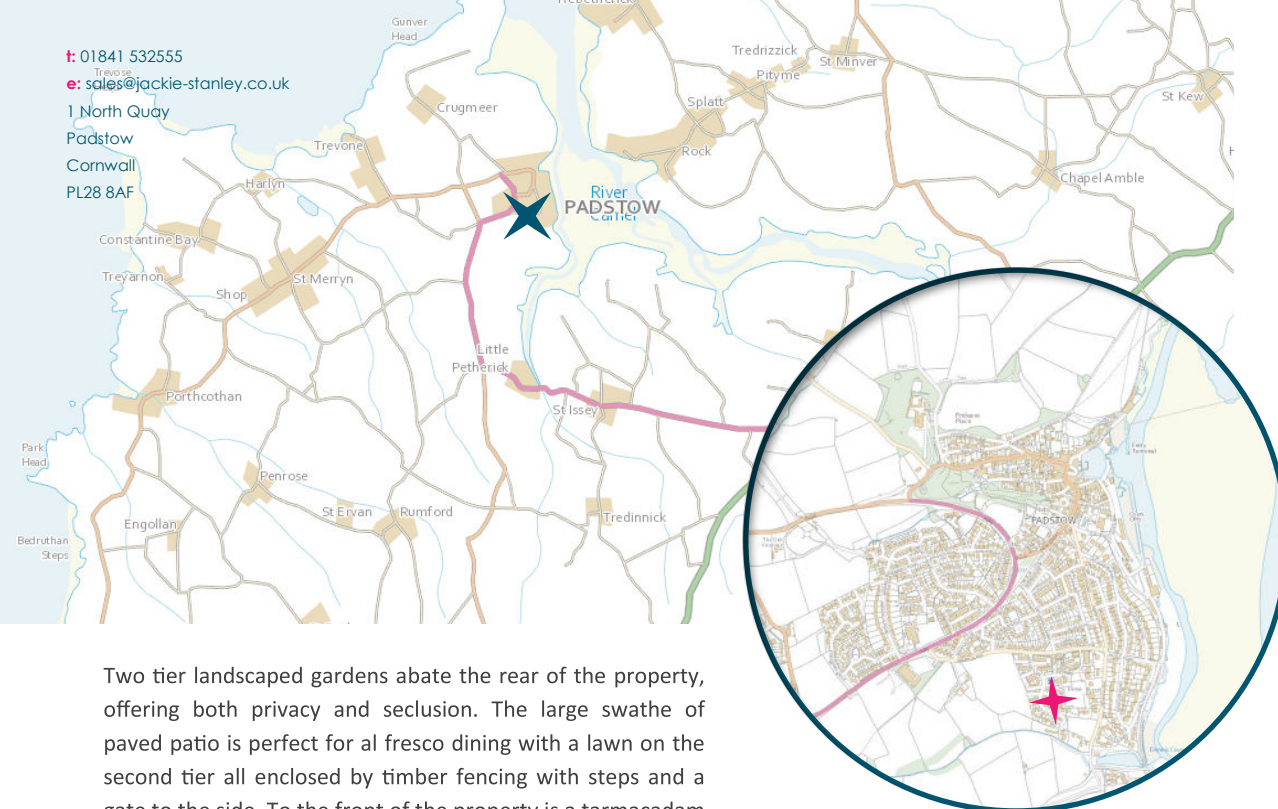
Offering a soft neutral palette throughout interspersed by splashes of colour and texture, 74 Sarah's View has more recently been redecorated throughout in addition to new carpets and floor coverings to create an immaculate turn key residence which would suit both permanent and holiday home living.

74 Sarah's View, Padstow, PL28 8LU

£725,000 guide



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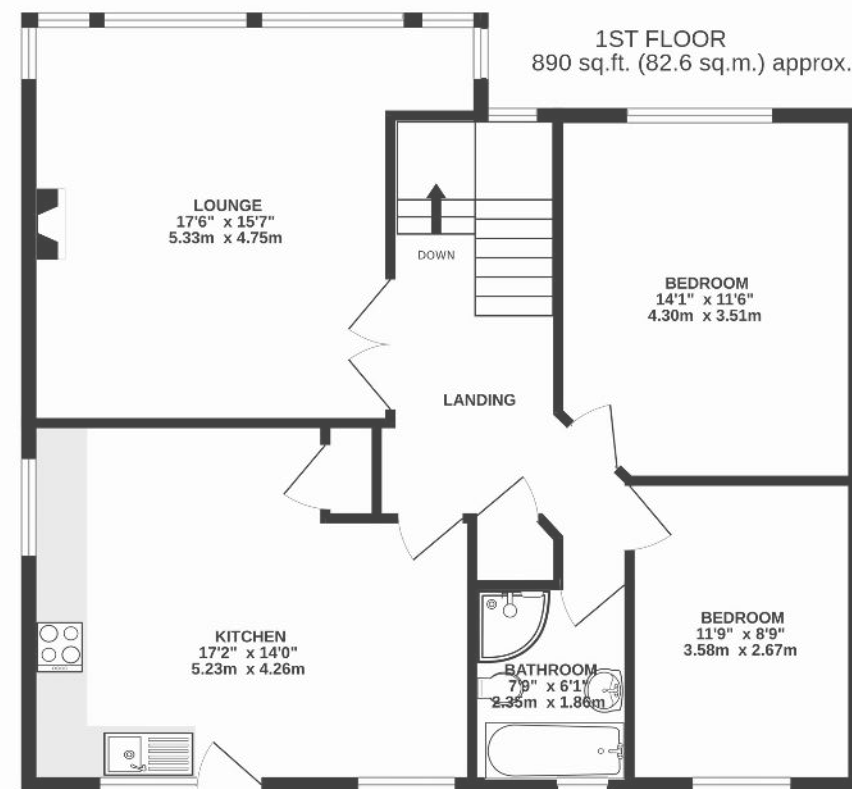


Two tier landscaped gardens abate the rear of the property, offering both privacy and seclusion. The large swathe of paved patio is perfect for al fresco dining with a lawn on the second tier all enclosed by timber fencing with steps and a gate to the side. To the front of the property is a tarmac driveway with space for two vehicles and a small area of lawn and a Cornish palm tree. The single garage is accessible via an up and over door and has both power and light.

Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band F. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G connectivity.

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 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 74 Sarah's View, drive towards Padstow on the A389. As you approach Padstow, turn right onto Sarah's Lane just after Tesco's. Drive down Sarah's Lane and then take the first turning on the right into Sarah's View. Drive down through Sarah's View towards the bottom of the cul-de-sac and number 74 can be found on the left hand side. The postcode for satellite navigation is PL28 8LU. What3words: colleague.confining.spit



TOTAL FLOOR AREA : 1387 sq.ft. (128.8 sq.m.) approx.

