



**Jackie Stanley**  
ESTATE AGENTS

**Waterside**  
PADSTOW







- ***Sought After Residential Location***
- ***Delightful Detached Bungalow on a Large Plot***
- ***Views across the Camel Estuary***
- ***Three Bedrooms with a Master En-Suite Shower Room***
- ***Modern Kitchen & Family Shower Room***
- ***Large Lawned Gardens with Raised Decking***
- ***Ample Off-Road Parking & Garage***
- ***Chain Free***



Sat in a most enviable position overlooking the Camel Estuary within the highly sought after, historic and picturesque fishing village of Padstow sits Waterside, a detached three bedroom bungalow boasting a stunning backdrop with excellent far reaching views of the Camel Estuary, the Iron Bridge, and the Cornish countryside beyond. The Camel Trail is located just yards from the property and provides a short, level walk to the harbourside, quaint shops, cafés and restaurants of vibrant Padstow.

Waterside occupies a superb position on one of Padstow's most sought after residential roads and we at Jackie Stanley recommend an appointment to view at your earliest convenience.



Waterside occupies a large, level, and enclosed plot with the property sat centrally amongst lawned and established gardens. A combination of hedge and fence boundaries abut the gardens with off road parking available to the front and a separate single garage accessible from Porthilly View. The gardens offer seclusion and privacy yet several vantage points to enjoy views of the Estuary – none more so than from the raised decking at the rear which is the perfect place to enjoy the evening sun.

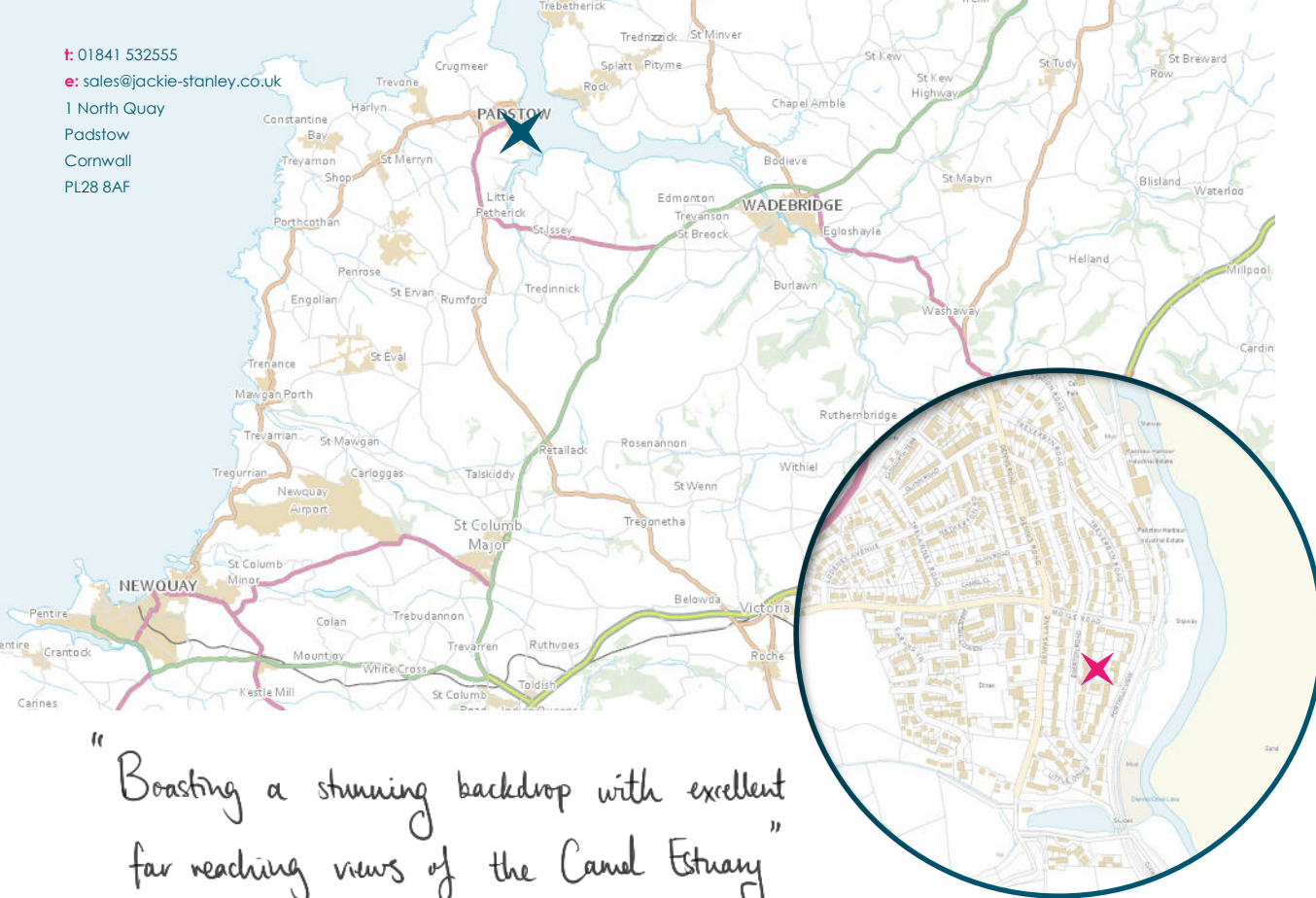
Internally, the property is comfortable and light. Both the kitchen and dining area have views straight across the Estuary and feature a range of contemporary cabinets with contrasting work surface, integral electric oven, gas hob, and extractor above. The lounge, with a dual aspect including a view of the Estuary, has a gas fireplace as its focal point and ample space for sofas and occasional furniture. Two of the bedrooms are genuine doubles, one with an en-suite shower room, whilst the third is a single/ bunk room with the modern family shower room completing the accommodation alongside the L shaped hallway and entrance porch.

## **Waterside, 6 Porthilly View, Padstow** **PL28 8DH £850,000 guide**





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"Boasting a stunning backdrop with excellent far reaching views of the Camel Estuary"

Services to the property include mains gas, water, electricity and drainage with fibre optic broadband connection. EPC rating D. Council tax band deleted. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile connectivity.

The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafés, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6 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 Waterside, drive towards Padstow on the A389. As you approach Padstow, turn right at signs for Sarahs Lane and follow the road down the hill towards the Estuary. At the bottom of the hill, on the bend, turn right onto Moyle Road. Drive down to the bottom of Moyle Road and bear right into Porthilly View. The vehicular access to waterside can be found along on the right hand side between number 5 and number 8. The postcode for satellite navigation is PL28 8DH. What3words: arriving.statement.secure

GROUND FLOOR  
 911 sq.ft. (84.7 sq.m.) approx.

