

2 Porthilly View

PADSTOW



Jackie Stanley
ESTATE AGENTS



- **Frontline Detached Bungalow sat in an Envable Position on the Edge of the Camel Estuary**
- **Highly Sought After Residential Location**
- **Uninterrupted Views of the Camel Estuary & Beyond**
- **Three Bedrooms & Shower Room**
- **Planning Permission for Front & Rear Extensions & Internal Reconfiguration**
- **Enclosed Rear Garden & Large Estuary Facing Terrace**
- **Attached Garage & Ample Driveway Parking**
- **Situated within a Short Walk of the Vibrant Harbour, Cafes & 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 sits number 2 Porthilly View, a detached three bedroom bungalow boasting the most glorious uninterrupted 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 picturesque harbourside, quaint shops, cafés and restaurants of vibrant Padstow.

2 Porthilly View 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.

Internally, the property is comfortable and light with the living and dining area enjoying fantastic views straight across the Estuary. The kitchen, located to the rear of the property has a range of white gloss floor and wall cabinets, a stainless steel sink and an integrated electric oven, grill, ceramic hob, and extractor. There is space and plumbing for a tall fridge/freezer, dishwasher and washing machine with a rear door leading to the enclosed garden.

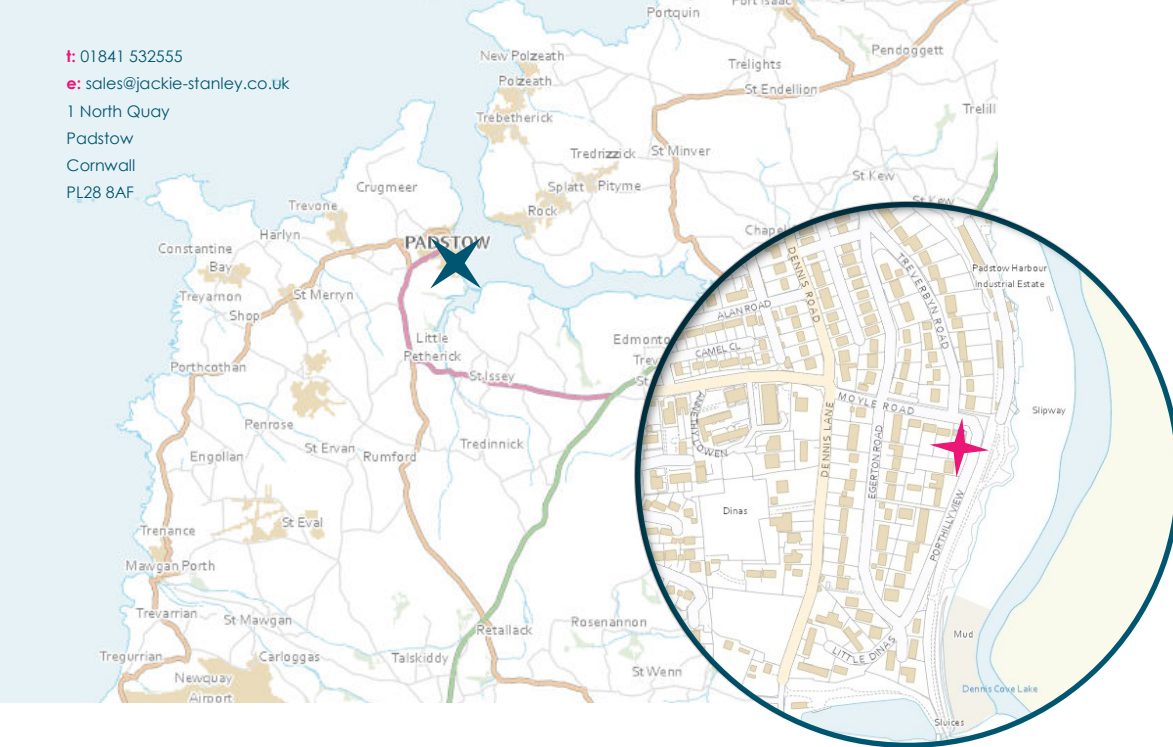
Two of the bedrooms are genuine doubles, one overlooking the rear garden with the other providing far reaching views across the Camel Estuary. The third bedroom is considered a single/bunk room also providing far reaching views across the Camel Estuary. The modern shower room completes the accommodation alongside the separate cloakroom and central hallway. Uninterrupted estuary views can be enjoyed from all areas of the front elevation, particularly from the raised bonded resin terrace. The rear garden is fully enclosed and private, dressed in bonded resin. There is an attached single garage with up and over door to one side and driveway parking for several vehicles.

2 Porthilly View, Padstow, PL28 8DH

£945,000 guide



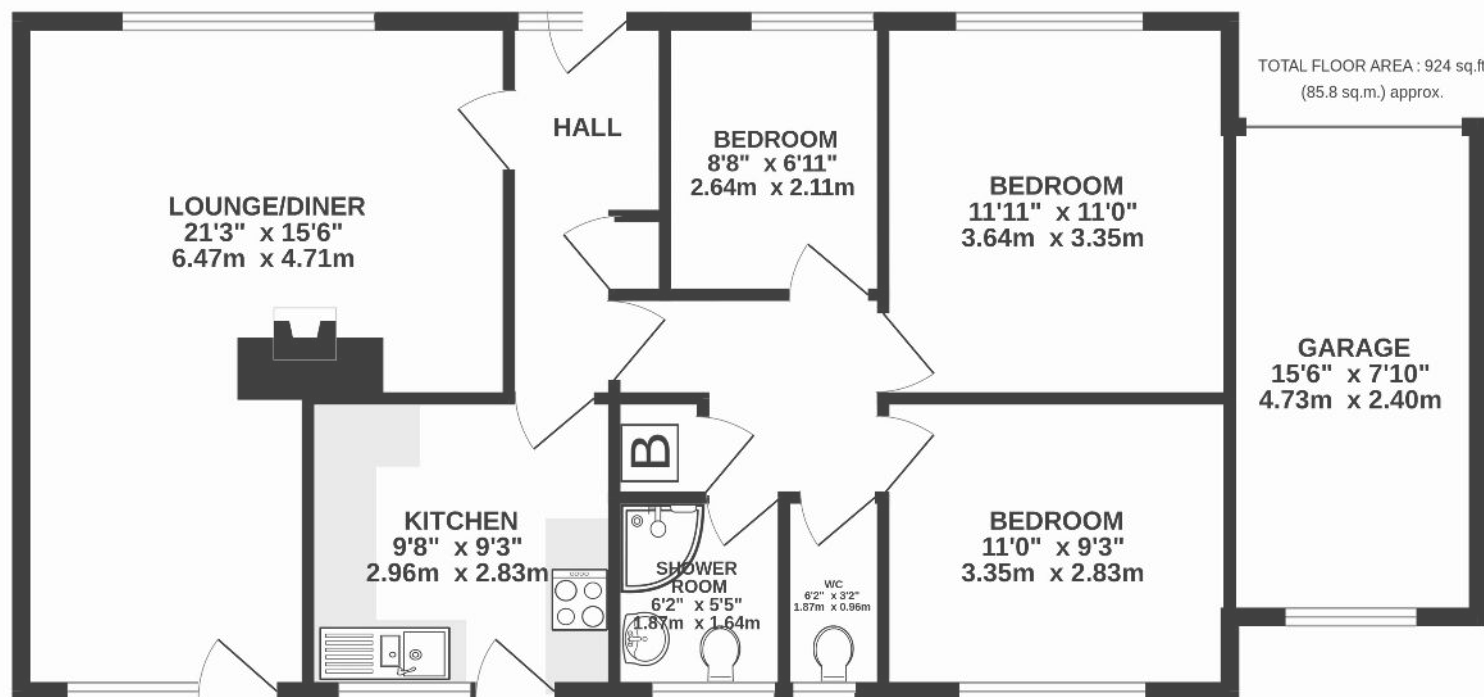
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In December 2023, 2 Porthilly View was granted planning permission for front and rear extensions and a reconfiguration of the internal accommodation. Details of which are available upon request. Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band E. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile coverage.

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 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 2 Porthilly View, 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 very bottom of Moyle Road and then turn right into Porthilly View. Number 2 is the second property on the right hand side. The postcode for satellite navigation is PL28 8DH. What3words: stance.entrust.reeling



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