

32a Treverbyn Road

PADSTOW



Jackie Stanley
ESTATE AGENTS



- **Prominent & Highly Sought After Residential Area of Padstow**
- **Far Reaching Views of the Camel Estuary**
- **Brand New Contemporary Detached House**
- **Three Double Bedrooms/Three Contemporary En-Suite Bathrooms**
- **Over 1,370 Square Feet of Accommodation, Low Maintenance Terraces & Driveway Parking**
- **Large First Floor Living Space with Balcony & Fabulous Estuary Views**
- **Stylish Contemporary Kitchen with Fully Integrated 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, 32a Treverbyn Road is a brand new high specification contemporary detached waterside residence boasting a stunning backdrop with exquisite far reaching views of the Camel Estuary, the iron bridge and beyond.

With over 1,370 square feet, the accommodation is arranged with the impressive open plan contemporary living/kitchen/dining room on the first floor offering far reaching views across the Estuary and picturesque surroundings from the two sets of bi-fold doors and cantilevered balcony.

This light and bright room benefits from an engineered oak floor laid in a herringbone fashion and a sleek modern kitchen with Quartz work surfaces and Siemens integrated appliances. The living space has been meticulously designed to maximize the stunning Estuary views from all angles of the first floor. Adjacent to the kitchen is a utility/cloakroom, a practical addition that adds convenience for both entertaining and daily cooking needs. The hardwood and glass open tread internal staircase is a real eye catching feature as are the premium hardwood doors.

To the ground floor are three genuine double bedrooms each adorned by three stunningly and luxurious en-suite bathrooms featuring premium tiles and sanitary ware, complemented by integrated Grohe shower mixers.

Steal away some quiet time on the private terrace, accessed from the kitchen area or indeed the aforementioned front facing balcony. There is also a mid terrace, a real suntrap, and a hot and cold outside shower for convenience. External storage space is catered for with the internal and external storage facility to the rear of the building. Additionally, there is an unexpected large area of lawn to the side of the property which can be utilised and landscaped to ones requirements. Services to the property include mains gas, water, electricity and drainage. EPC rating A. Council tax band TBC. Ofgem suggest superfast broadband is available. Ofcom suggest 5G data connectivity.



32a Treverbyn Road, Padstow
PL28 8DN £1,300,000 guide

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



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We at Jackie Stanley highly recommend an internal inspection of this brand new property to fully appreciate the quality of 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 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 32a 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 32a is the first property on the right hand side. The postcode for satellite navigation is PL28 8DN. What3words: bloomers.pile.pavement

