

44 Treverbyn Road

PADSTOW



Jackie Stanley
ESTATE AGENTS



- **Highly Sought After Residential Area of Padstow**
- **Wonderful Views of the Camel Estuary**
- **Large Detached Two Storey House**
- **Five Bedrooms/Three Modern Bathrooms**
- **Over 1,500 Square Feet of Accommodation, Front & Rear Gardens, Garage & Driveway Parking**
- **Tastefully Decorated in a Soft Neutral Palette**
- **Currently a Successful Holiday Let**
- **Moments from the Vibrant Harbour, Shops, Cafes, Restaurants of Picturesque Padstow**



Sat in a most enviable position overlooking the Camel Estuary within the highly sought after, historic and picturesque fishing village of Padstow, 44 Treverbyn Road represents a superb opportunity to purchase a substantial home, boasting a beautiful backdrop with lovely views across the Camel Estuary to Rock, Porthilly beach and Daymer Bay. The famous Camel Trail is just moments away!

Originally constructed in the 1930s, 44 Treverbyn Road has painted render block walls, white uPVC windows and has a traditional pitched slate roof.

With over 1,565 square feet, the generous accommodation is arranged with an entrance door to the side before a good size reception hall. There is one double bedroom on the ground floor with Estuary views and a separate shower room for convenience. This is all before stepping through to the open plan kitchen/dining room. This wonderfully social space is filled with natural light and the eye is drawn to the vista across the Estuary. The kitchen is fitted with a modern range of floor and wall cabinets and drawers with an oak block work surface and integrated belling oven and hob and dishwasher. A large opening then leads through to the sitting room - a large dual aspect space with Estuary views and a conservatory to the rear leading the garden.

Up on the first floor are four more bedrooms, three with views of the Estuary and the master a generous size with a stylish en-suite bathroom. There is also a family bathroom, again stylish and modern in finish.

Steal away some quiet time in the private and enclosed rear garden, mostly lawned with a beautiful mature Cherry Blossom, garden shed, concrete paths and detached garage to the side.

44 Treverbyn Road has the advantage of a private driveway with parking for several vehicles, alongside a good size front lawn and established hedge boundaries. Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax Band E.



44 Treverbyn Road, Padstow

PL28 8DN

£1,275,000 guide

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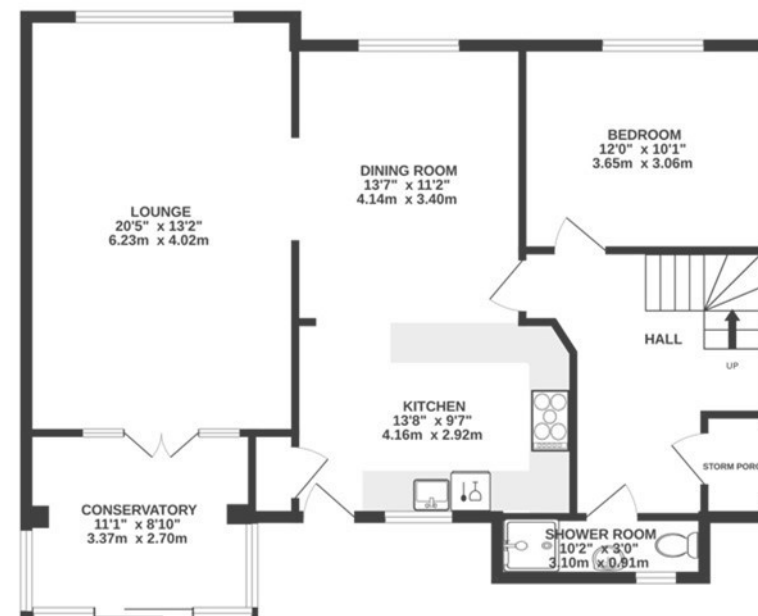
The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood 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 44 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 44 can be found along on the right hand side. The postcode for satellite navigation is PL28 8DN. What3words: reviewed.baker.lifelong

1ST FLOOR
 628 sq.ft. (58.3 sq.m.) approx.



GROUND FLOOR
 939 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA : 1567 sq.ft. (145.6 sq.m.) approx.