

Elm Bank

PADSTOW



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ESTATE AGENTS



- **Beautifully Presented Cottage Style House in Picturesque Padstow**
- **Quiet Residential Cul-De-Sac with Countryside Views**
- **Two Double Bedrooms & Modern Bathroom**
- **Open Plan Living Space with an abundance of Natural Light**
- **Fully Integrated Kitchen**
- **Pretty Enclosed Rear South Facing Garden**
- **Short walk of the Picturesque Harbour, Cafes & Restaurants**
- **Sold Fully Furnished with Holiday Bookings in Place for 2025**

Elm Bank is a two double bedroom cottage style house, situated within the popular Sarah's View development - a quiet residential area with no passing traffic just a short walk from the vibrant harbour and extensive range of cafes, public houses and restaurants of culinary capital Padstow.

The accommodation has a semi open plan living, kitchen and dining area. The kitchen has a comprehensive range of cream cabinets and drawers to the floor and wall,

topped with a contrasting work surface and hardwearing attractive flooring flows through the downstairs living accommodation. There is an integrated electric oven, ceramic hob, extractor, dishwasher and fridge/freezer. The dining area has ample space for a dining room table and chairs, the living room area has room for two sofas and occasional furniture .

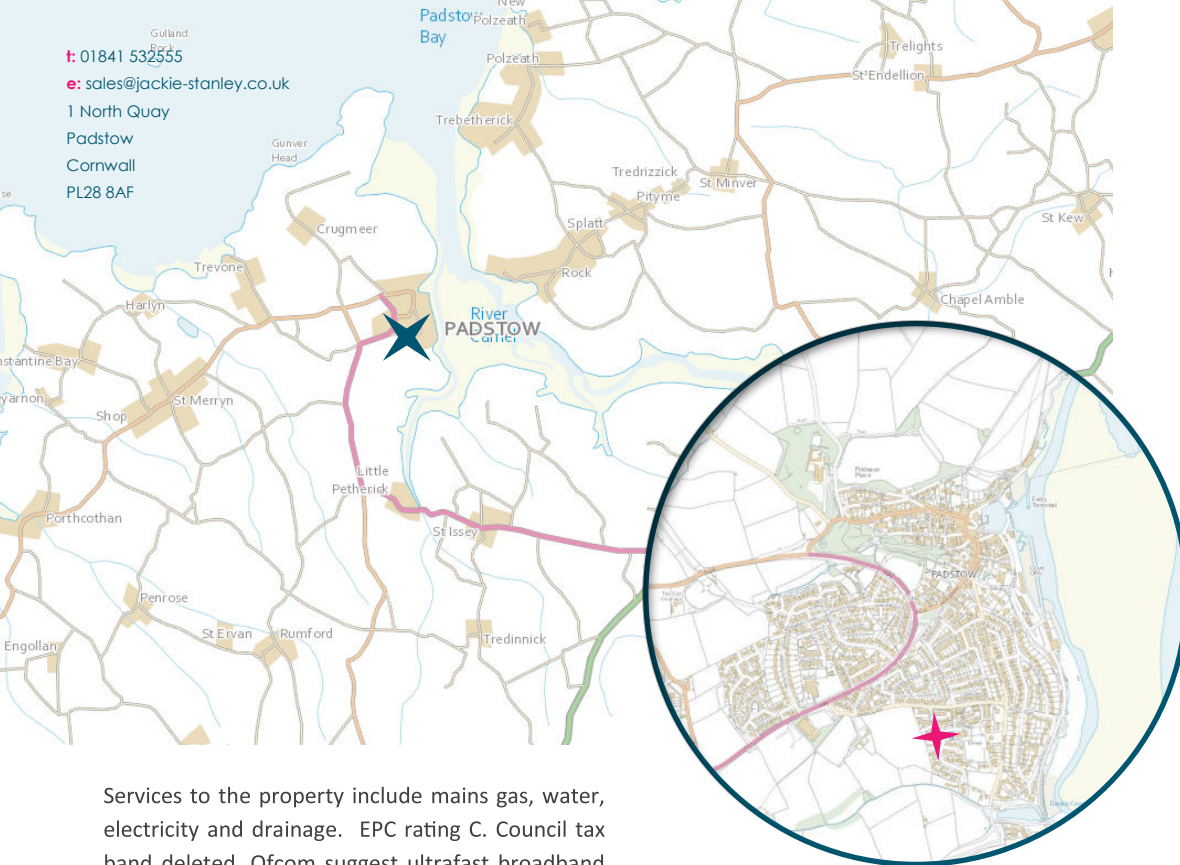
Up on the first floor are two double bedrooms, currently arranged as a double and a twin, the master has the added benefit of built in storage cupboards. There is a modern family bathroom with glass shower screen, heated towel rail and white sanitary ware.

The fenced back garden has been designed and landscaped as a low maintenance space, and welcomes its visitors out over two levels, It has side and rear access with a table and chairs on the patio at the upper level.

**Elm Bank, 77 Sarah's View, Padstow
PL28 8LU £320,000**



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Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band deleted. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G 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, café Rojano and of course Rick Steins esteemed Seafood restaurant. An area of outstanding natural beauty, there are an abundance of sandy beaches within a short drive as well as the championship golf course at Trevese. T

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 Elm Bank, drive towards Padstow on the A389. As you approach Padstow, turn right onto Sarah's Lane just after Tescos. Drive down Sarahs Lane and then take the first turning on the right into Sarahs View. Take the fourth turning on the right hand side and Elm Bank aka 77 Sarah's View can be found at the end of the terrace on the left hand side. The postcode for satellite navigation is PL28 8LU. What3words: mentions.sympathy.baroness

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