

24 Treverbyn Road
PADSTOW



Jackie Stanley
ESTATE AGENTS





- **Prominent & Highly Sought After Residential Area of Padstow**
- **Views of the Camel Estuary**
- **Detached Two Storey House with Large Conservatory**
- **Three double Bedrooms/one Modern En-Suite Bathroom, One Family Showroom**
- **Front & Rear Gardens, Garage & Driveway Parking for 2 cars**
- **Master Bedroom Balcony with superb Estuary Views**
- **Large Kitchen / Dining area**
- **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, 24 Treverbyn Road represents a superb opportunity to purchase a waterside home of immaculate presentation.

Soak up the bright and airy spaces across the lower and upper floors, the large feature windows in the lounge and bedrooms are a delight and the abundance of natural light perfectly creates a serene and comfortable family home.

With beautiful views over rooftops and out onto the iconic estuary, the attractive and welcoming accommodation is arranged with the kitchen/dining room on the ground floor with a large conservatory to further extend the usable living area. This inviting, spacious and well proportioned hub of the home benefits from a range of characterful floor and wall cabinets with granite work surfaces above. The room is perfectly sized to hold a large dining suite in the centre of the kitchen, and a further usable space flows through to the ample conservatory, with views over the private and well laid out garden. Appliances comprise a double oven with large gas hob, dishwasher, double sink and drainer, fridge, freezer, washing machine, and glass fronted display cabinets.



All ground floor living accommodation leads off the spacious entrance hallway, where access to a beautifully bright lounge welcomes those all important estuary views, from the main entrance hallway there is also access to the 2 ground floor bedrooms, family bathroom and stairs to the first floor master ensuite, with the most delightful balcony by which to enjoy those elevated views.



Steal away some quiet time in the secluded and private low maintenance garden to the rear of the property, which also boasts access to a large garage and off road parking for 2 cars. There is a pretty front garden with elevated views across the rooftops to the estuary beyond.

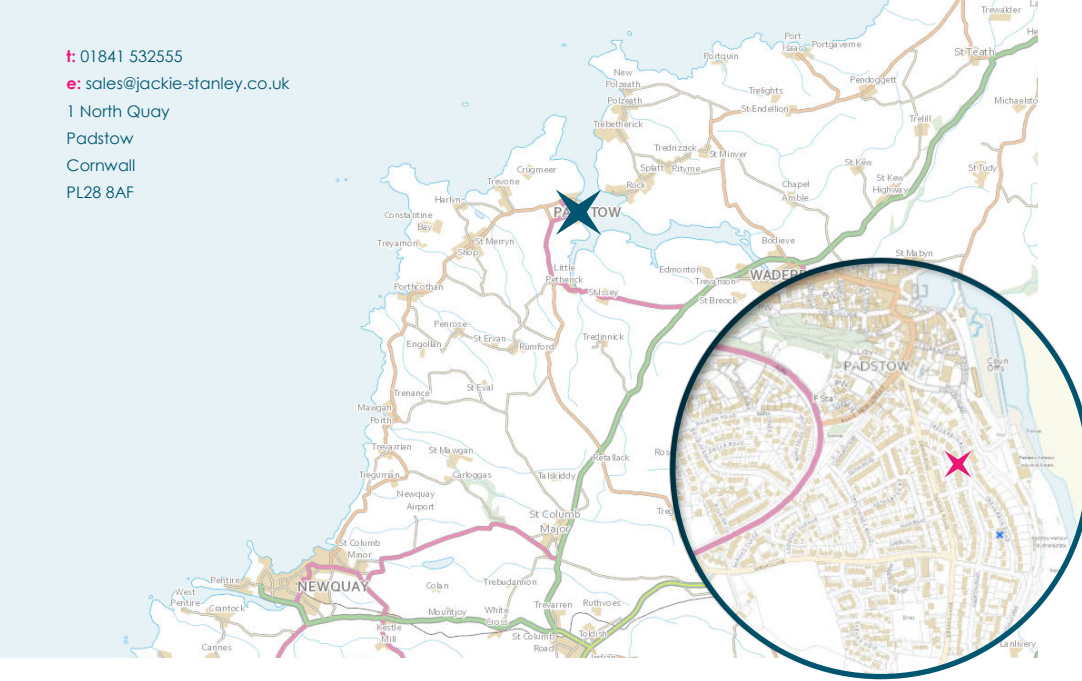
Services to the property include mains gas, water, electricity and drainage. EPC rating E. Council tax band E. Ofcom suggest superfast broadband is available. Ofcom suggest 5G data connectivity.

We at Jackie Stanley highly recommend an internal inspection of this property to fully appreciate the 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.



24 Treverbyn Road, Padstow
PL28 8DW £975,000 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 24 Treverbryn 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 Treverbryn Road and follow the road down and to the right and number 24 can be found along on the right hand side. The postcode for satellite navigation is PL28 8DN. What3words: motivate. affirming. Date.