10 Egerton Road

PADSTOW

Jackie Stanley

ESTATE AGENTS

- *Prominent & Highly Sought After Residential Area of Padstow*
- *Wonderful Views of the Camel Estuary*
- *Charming Detached Bungalow*
- *Planning Permission for a Contemporary Replacement Dwelling*
- *Three Bedrooms/Two Bathrooms*
- *Low Maintenance Gardens, Detached & Ample Driveway Parking to the Rear*
- *Moments from the Vibrant Harbour, Shops, Cafes, Restaurants of Picturesque Padstow*
- *Currently a very Successful Holiday Let*

To be sold for the first time in some 68 years is 10 Egerton Road, a charming three bedroom detached bungalow located in a most enviable elevated position overlooking the Camel Estuary within the highly sought after, historic and picturesque fishing village of Padstow.

This waterside residence boasts a stunning backdrop with exquisite far reaching views of the Estuary, the iron bridge and beyond.

In July 2023, full detailed planning permission was granted for a contemporary replacement dwelling which provides the buyer an exciting opportunity.

The property is bright and welcoming with a classic 1930's layout. The central porch and entrance hall is followed by the spacious sitting room with bay window to the front elevation, wonderful views across the Camel Estuary and space aplenty for sofas, dining room table and chairs and occasional furniture. The master bedroom is located to the rear of the property and benefits from a modern en-suite shower room. The second double bedroom can be found to the front of the home and has that classic bay window and far reaching Estuary views. The third bedroom is considered a single/bunk room.

The well-appointed kitchen is designed for both functionality and style, featuring modern appliances and offering seamless access to the rear garden. The accommodation is complete with a family bathroom which incorporates a shower over bath, crisp white sanitary ware and tiled floors and walls.

10 Egerton Road, Padstow, PL28 8DJ

£875,000 guide

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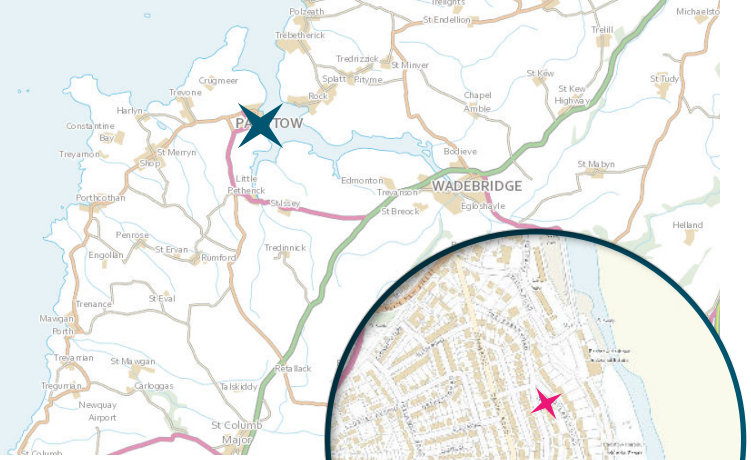

The rear garden provides a pleasant low maintenance outdoor space, mostly gravelled with pretty shrub filled borders. There is a dedicated driveway to the side with off road parking for two vehicles. To the front is a paved patio and side pathways for added convenience.

Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band E. Ofgem suggest superfast broadband availability. Ofcom suggest 5G mobile 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 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 10 Egerton 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. Bear right into Egerton Road as the road folks and number 10 can be found along on the right hand side. The postcode for satellite navigation is PL28 8DJ. What3words: plodding.stow.staples

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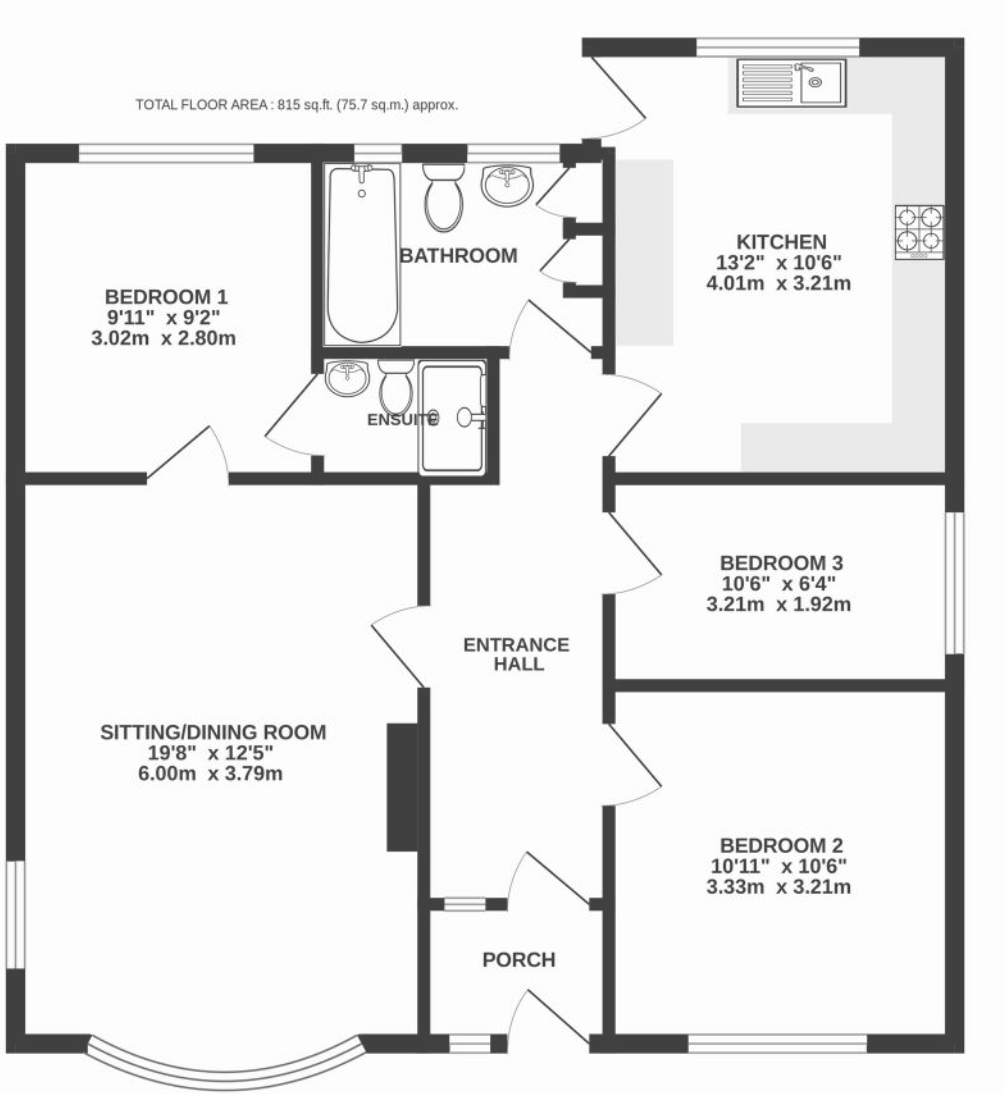

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