

# 1 Little Dinas

PADSTOW



**Jackie Stanley**  
ESTATE AGENTS



- ***Modern Two Bedroom Bungalow in Private Cul-De-Sac***
- ***Situated Seconds from the Camel Estuary & Famous Camel Trail and within a Short Walk of the Vibrant Harbour, Cafés & Restaurants of Picturesque Padstow***
- ***Comprehensively Refurbished & Modernised***
- ***Spacious Open Plan Living Space with additional Separate Living Area & Conservatory***
- ***Two Contemporary Bathrooms & Guest Cloakroom***
- ***Enclosed Gardens backed by Dennis Cove Lake***
- ***Driveway Parking & Attached Garage (includes a Laundry Area) with Electric Door***

No.1 Little Dinas is a superbly positioned detached modern bungalow situated in a most sought-after location in Padstow, adjacent to the Camel Trail in a small pleasant cul-de-sac within a few minutes of the vibrant quayside, quaint shops, cafes and restaurants.

The property has been the subject of an extensive programme of improvement, resulting in a stylish and highly versatile home offered with no onward chain and immediate vacant possession.

The property is centred around an impressive open-plan living/dining/kitchen, a light-filled dual-aspect space

ideal for modern living and entertaining. Sliding patio doors open to the front, while French doors and an additional door at the rear lead directly onto a generous timber deck, creating a seamless connection between inside and out. From here, there are delightful views across Dennis Cove Lake.

Complementing the main living area is a separate sitting room or study (or bedroom 3), which in turn leads through an archway to a spacious conservatory overlooking the rear garden, again with direct access onto the deck.

The contemporary kitchen is fitted with a range of modern units with new Miele integrated oven, hob with extractor and dishwasher. The plumbing and wiring for an American-style fridge/freezer is in place. The garage includes a laundry area, with new Miele washing machine and tumble dryer.

The accommodation includes two well-proportioned bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. A high-quality family bathroom serves the remaining accommodation, together with a useful cloakroom off the entrance hall.

Externally, the property enjoys the considerable advantage

## 1 Little Dinas, Padstow, PL28 8DQ

£650,000 guide



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of an attached garage with electric door, internal access from the hall, and a paved driveway providing off-road parking.

The gardens are designed for ease of maintenance, with a small enclosed garden to the front and a private rear garden featuring the timber deck with balustrade, steps leading down to a gravelled garden area, and established trees and shrubs that enhance privacy.

The property offers the alternative to be a fabulous family home or holiday investment located just yards from the Camel Trail and ten minute walk from Padstow harbour, yet in a secluded setting providing peace and privacy.

Services to the property includes mains water, electricity and drainage with an air source heating system. EPC rating C. Council tax band D. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile connectivity.

The historic harbour town of Padstow sits proudly on Cornwall’s dramatic North Coast, renowned for its timeless fishing heritage, picturesque streets and thriving culinary scene. The town is home to an enviable collection of cafés, bars and award-winning restaurants.

Surrounded by an Area of Outstanding Natural Beauty, Padstow is perfectly positioned for lovers of the outdoors. Within just a few miles lie some of Cornwall’s most celebrated sandy beaches, ideal for sailing, surfing and family days out, while Trevoze Golf & Country Club offers a championship links course with breathtaking sea views. Padstow is also well connected. The nearest mainline railway station at Bodmin Parkway (approx. 20 miles) provides direct links to London, while Newquay Airport (approx. 14 miles) offers domestic and international flights.

To find 1 Little Dinas, drive towards Padstow on the A389. As you approach Padstow, turn right at signs for Sarahs Lane and follow the road down the hill towards the Estuary. At the bottom of the hill, on the bend, turn right onto Moyle Road, follow the road round onto Porthilly View and Little Dinas is the cul-de-sac at the end of the road. 1 Little Dinas is the first bungalow on the left hand side. The postcode for satellite navigation is PL28 8DQ. What3words: care.booms.update

