The Penthouse, Samphire

PADSTOW

Jackie Stanley

ESTATE AGENTS

- ***Luxury Penthouse Apartment with Stunning Uninterrupted Panoramic Views of the Camel Estuary***
- ***Prestigious Gated Development within Sought After Padstow***
- ***Three Double Bedrooms & Three Contemporary Bathrooms***
- ***1,284 Square Feet of Stylish Accommodation with Underfloor Heating***
- ***Large Wrap Around Terrace with East, South & West Aspects***
- ***Allocated Parking & Communal Grounds***
- ***Situated within a Short Walk of the Vibrant Harbour, Cafes & Restaurants of Picturesque Padstow***

Set in an enviable and elevated position overlooking the Camel Estuary within the highly sought after, historic and picturesque fishing village of Padstow, this luxury and exceedingly stylish three double bedroom penthouse apartment boasts a stunning backdrop with exquisite 180 degree far reaching views of the Camel Estuary, the iron bridge and beyond.

Built to exacting contemporary standards in 2012, Samphire occupies a superb position in a prestigious gated property in one of Padstow's most sought after areas within a few minutes of the harbour, quaint shops, cafes and restaurants.

Modern and high quality interiors and clean lines stretch through every inch of the penthouse but it's the stunning views from

the open plan living space and wraparound balcony that make this a truly exceptional property. Stylishly decorated in a soft neutral palette, the apartment is contemporary, luxurious and exceedingly private.

Carve out some precious time to take in the spectacular scenery across the Camel estuary, encompassing the iron bridge, Rock and Porthilly Beach—all from the 90 square meters of wrap around balcony featuring glass panels and a marine grade stainless steel balustrade. Four sets of bi-folding doors maximise the far reaching and impressive outlook from the open plan living area. With generous proportions, this light and bright room has ample space to comfortably arrange a dining room table and chairs, sofas and occasional furniture. The sleek modern kitchen is fully integrated with high end appliances including an eye level microwave, coffee machine and double oven, ceramic hob, tall fridge/freezer, wine cooler, dishwasher and washing machine with granite work surfaces.

The Penthouse, 15 Samphire
Padstow, PL28 8FP

£1,250,000 guide

t: 01841 532555
e: sales@jackie-stanley.co.uk
1 North Quay
Padstow
Cornwall
PL28 8AF

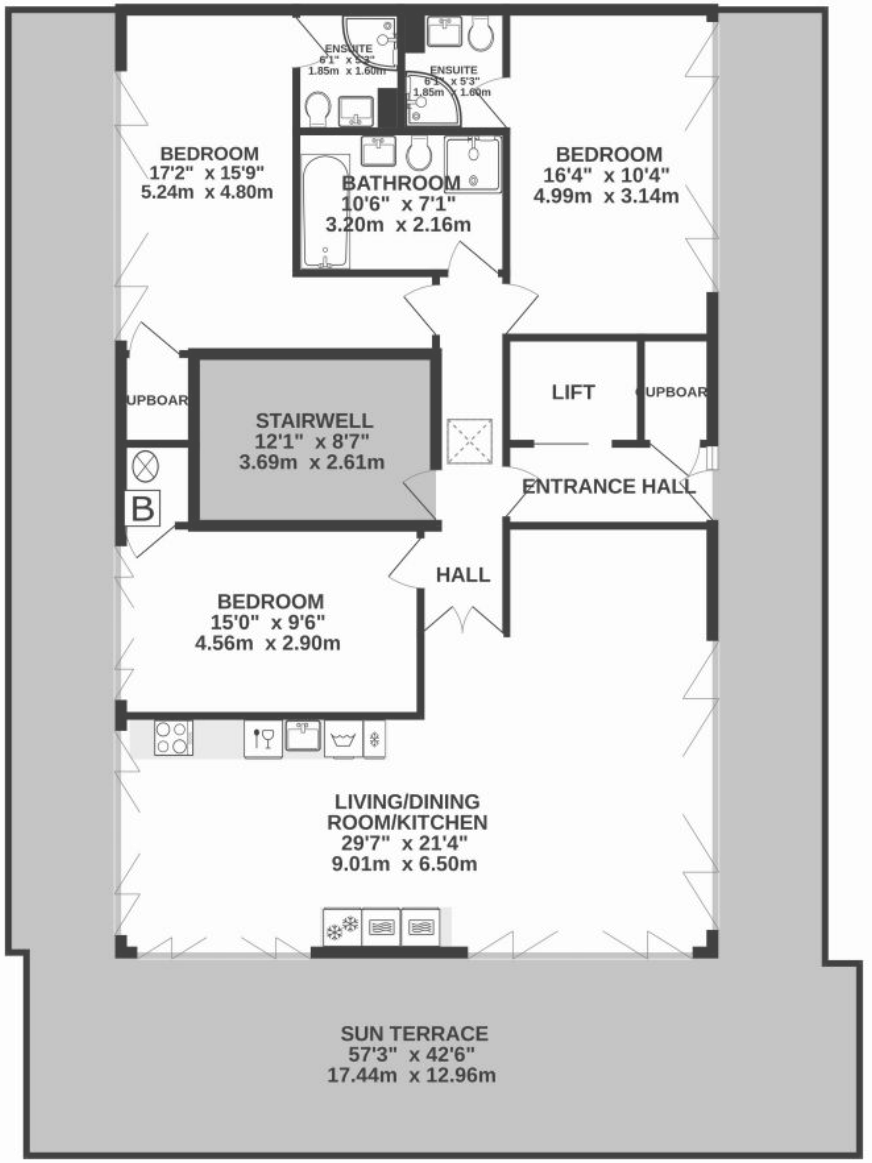
The three double bedrooms, two of which have en-suite shower rooms, each have bi-fold doors opening onto the wrap around terrace. The main family bathroom is modern and fully tiled, complete with crisp white sanitary ware, an enclosed thermostatic shower and separate bath.

Further features of note include individually zoned underfloor heating throughout, mains operated smoke detectors, recessed LED lighting, UPVC double glazing, secure video and audio entry system, designated owner car parking, visitor car parking and secure storage areas in the basement. Services to the property include mains gas, water, electricity and drainage. EPC rating B.

Situated within a few minutes of the harbour, quaint shops, cafes and restaurants with an exceptional contemporary nature and incredible estuary views, the Penthouse stands out amongst the crowd and we at Jackie Stanley suggest an internal viewing at your very earliest convenience. The Camel Trail is located just yards from the property and provides a short, level walk to the picturesque harbourside, quaint shops, cafés and restaurants of vibrant Padstow.

The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafés, 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 Stein's esteemed Seafood restaurant. An area of outstanding natural beauty, there are an abundance of 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 Samphire, 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. Drive along Dennis Road all the way to the end and then turn right in Sarah's lane. Samphire can be found along on the left hand side. The postcode for satellite navigation is PL28 8FP. What3words: precluded.attend.purist



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 sq.m.) approx.

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