

7 Grenville Road

PADSTOW



Jackie Stanley
ESTATE AGENTS



- ***Substantial Detached Former Officers House in Quiet Residential Setting of Padstow***
- ***Exceptional Plot of Approximately 0.3 Acres***
- ***Three Generous Double Bedrooms with the Option to Easily Convert to Four Bedrooms***
- ***Three Versatile Reception Areas***
- ***Beautifully Stocked Mature Extensive South West Facing Gardens***
- ***Attached Garage, Workshop & Driveway Parking for Three Cars***
- ***Situated within a short walk of the Harbour, Cafes & Restaurants***
- ***Chain Free***

Occupying an exceptional plot of approximately 0.3 acres, No. 7 Grenville Road is a substantial detached former officers' residence offering generously proportioned accommodation, beautifully established gardens, an attached garage and considerable scope for a new owner to create an outstanding family home within easy reach of Padstow's historic harbour.

Chain free the house has clearly been a much-loved home and, whilst offering an opportunity for some cosmetic updating and personalisation, possesses an increasingly rare combination of space, versatility and exceptionally generous gardens in this established residential part of Padstow.

A particularly generous entrance hallway

immediately establishes the proportions of the property and provides access to the principal ground-floor rooms, together with a useful cloakroom/WC.

The main sitting room is a comfortable and well-proportioned double aspect reception space featuring an real fireplace and patio doors opening directly onto the rear garden, bringing plenty of natural light into the room and creating an immediate connection with the outside.

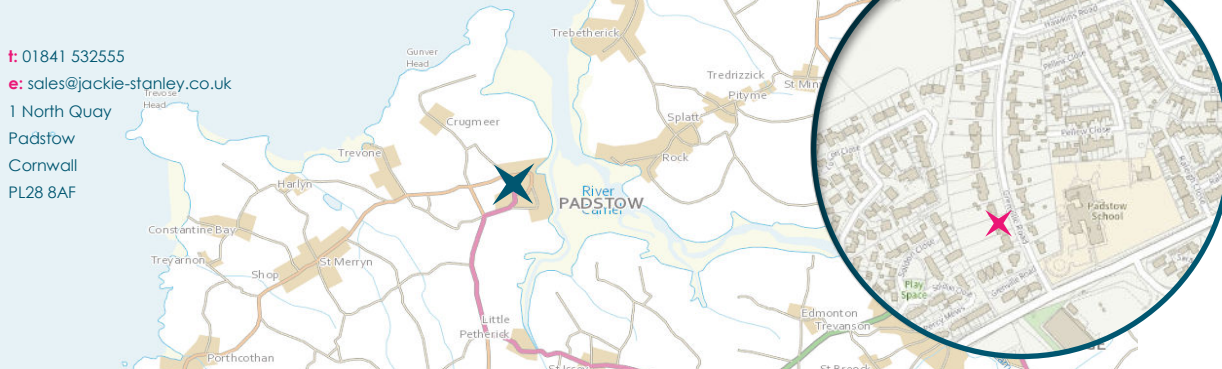
The kitchen is similarly generous in size, providing an extensive range of fitted cabinetry and work surfaces together with a selection of integrated appliances including a newly installed eye-level electric oven and grill, washing machine and dishwasher. French doors lead from here into the separate dining room, creating an easy flow between the two spaces.

Adding considerably to the versatility of the ground floor is a third reception area, presently arranged as an additional sitting room and providing another pleasant outlook and direct access onto the garden. From here there is also internal access to a useful workshop and attached garage, providing excellent storage and practical space alongside the main accommodation.

7 Grenville Road, Padstow, PL28 8EX
£745,000 guide



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On the first floor, a broad landing incorporates a useful office/study area, ideal for home working without sacrificing one of the bedrooms. There are three genuine double bedrooms, including the principal double aspect bedroom with its own en-suite shower room, while the remaining bedrooms are served by the family bathroom. The principal bedroom has previously been split into 2 bedrooms each with their own entrances.

Outside is where No. 7 really distinguishes itself. Extending to approximately 0.3 acres, the beautifully established gardens are unusually extensive for a property within Padstow and have clearly been lovingly planted and maintained over many years. Generous expanses of lawn are complemented by mature trees, established hedging, flowering borders and an impressive variety of shrubs and plants, creating different areas of interest throughout the garden and a wonderful sense of space and seclusion. A greenhouse and garden shed provide useful facilities for keen gardeners and additional storage, while the sheer scale of the grounds offers considerable scope for a purchaser to further landscape and personalise the outside space.

To the front, the property is approached over a private driveway providing off-road parking for 3 cars and access to the attached garage, completing what is a particularly spacious and versatile family home in one of Padstow's established residential locations.

Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band D. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile coverage.

The historic and picturesque fishing town of Padstow is located on the magical North Coast of Cornwall, offering 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 an abundance of stunning sandy beaches within a few miles as well as the revered championship golf course at Trevose. The town also has a supermarket doctors surgery, dentist and excellent Primary School.

For more extensive shopping facilities, the thriving market town of Wadebridge is just seven 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 twenty miles distant with direct trains to London, Birmingham and the North. Newquay airport is approximately fourteen miles distant with domestic and international flights.

To find 7 Grenville Road, head towards Padstow on the A389. As you arrive in Padstow, turn left into Grenville Road just before the primary School. Number 7 can be found along on the left hand side. The postcode for satellite navigation is PL28 8EX. What3words: easygoing.rural.online

