32 Polpennic Drive
PADSTOW
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ESTATE AGENTS

- ***Impressive New England Style Detached Home on the Edge of Picturesque Padstow***
- ***Four Bedrooms/Three Contemporary Bathrooms***
- ***Expansive Open Plan Living Space***
- ***Comprehensive Modern Kitchen with Quality AEG Integrated Appliances***
- ***Principal Suite with Dressing Area, En-Suite & Balcony***
- ***Enclosed Landscaped Garden, Decked Terrace & Garden Snug***
- ***Double Length Garage with Driveway Parking for Two Vehicles***

An impressive four-bedroom New England-style home with exceptional open-plan living, two en-suite bedrooms, a private balcony, landscaped gardens and a double-length garage, quietly positioned within a modern residential setting on the outskirts of Padstow.

Built in 2020 and beautifully presented throughout, 32 Polpennic Drive is an attractive detached family home combining distinctive coastal architecture with generous, light-filled accommodation. Its soft grey weatherboard-style elevations and crisp white detailing create an appealing first impression, while the thoughtfully designed interior offers a relaxed and highly sociable way of living.

The heart of the house is its superb open-plan kitchen, dining and living space, which

extends across much of the ground floor. Designed around light, space and everyday family life, this impressive room is illuminated by three solar-operated Velux rooflights and an extensive run of bi-fold glazed doors with Duette Tru-Fit blinds opening directly onto the garden.

The contemporary kitchen is arranged around a substantial central breakfast bar and features an excellent range of cabinetry, generous preparation space and high-quality integrated AEG appliances. Rich oak flooring flows throughout the room, visually connecting the kitchen with the comfortable sitting and dining areas and adding warmth to the clean, modern interior.

The wide garden doors create an effortless relationship between the house and its landscaped outside space, making the entire ground floor particularly well suited to summer entertaining and relaxed gatherings. A practical cloakroom and utility room completes the accommodation on this level.

Upstairs, the sense of space continues across four well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom forms an especially appealing suite, incorporating a walk-through dressing area, luxurious en-suite shower room and its own private balcony overlooking the rear

32 Polpennic Drive, Padstow, PL28 8FL £699,999 guide

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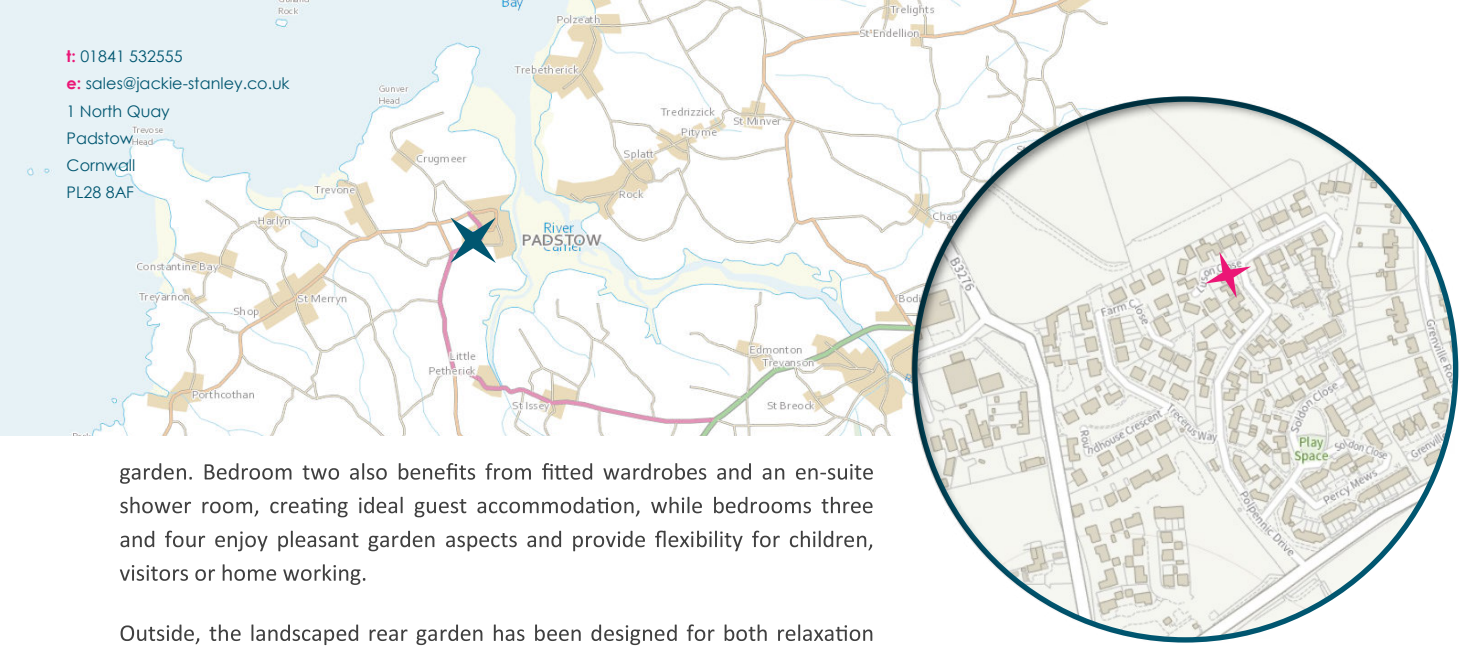


garden. Bedroom two also benefits from fitted wardrobes and an en-suite shower room, creating ideal guest accommodation, while bedrooms three and four enjoy pleasant garden aspects and provide flexibility for children, visitors or home working.

Outside, the landscaped rear garden has been designed for both relaxation and entertaining, combining an attractive lawn with a generous decked seating terrace. Tucked discreetly within the garden is a characterful timber snug—a charming retreat that offers a wonderfully informal space for evening drinks, quiet relaxation or entertaining friends. A double-length garage provides excellent storage and secure parking, complemented by driveway parking for two vehicles.

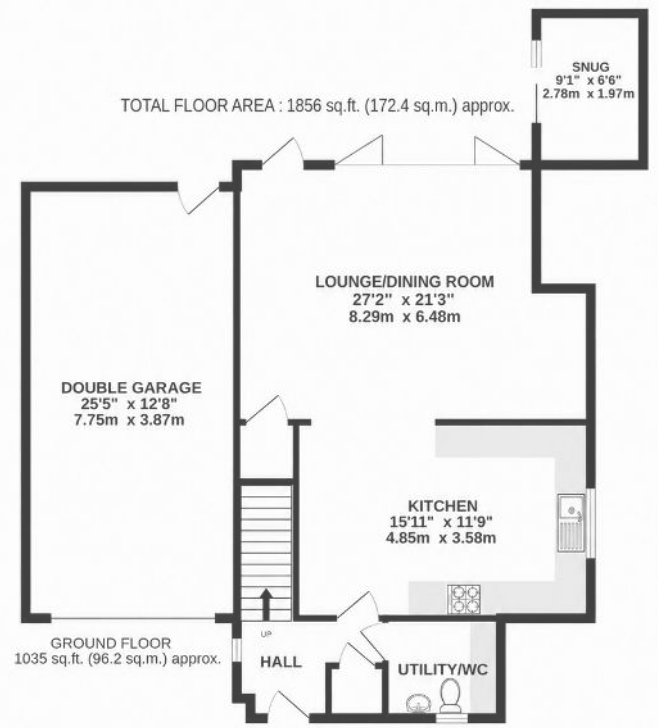
Polpennic Drive occupies a peaceful modern residential setting within the Cornwall National Landscape, yet remains conveniently placed for Padstow and its celebrated harbour, restaurants, cafés and independent shops. The Camel Trail and the spectacular beaches and coastline of North Cornwall are also within easy reach, making this a superbly positioned permanent home or coastal retreat.

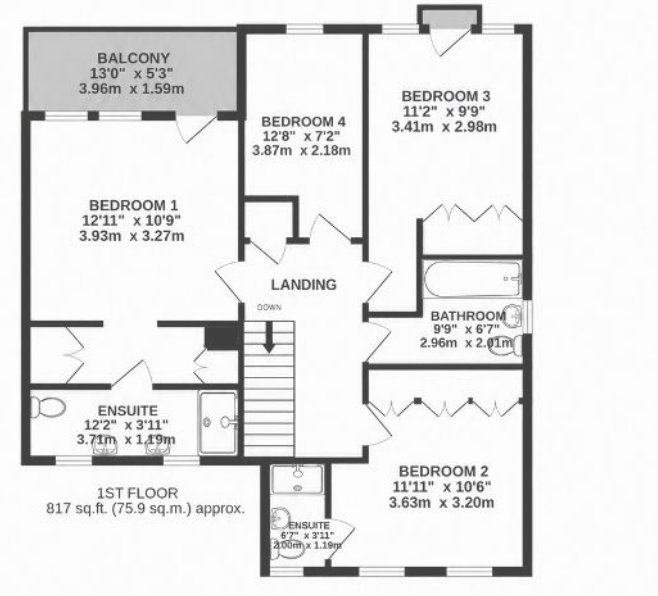
Services to the properties include mains gas, water, electricity and drainage. EPC rating B. Council tax band E. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile coverage. Remaining term of NHBC warranty. A modest monthly estate charge is payable for the upkeep of shared areas.

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, including Paul Ainsworth's Michelin-starred No.6, the stylish seafood bar Prawn on the Lawn, and Rick Stein's world-famous Seafood Restaurant.

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 Trevose 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 32 Polpennic Drive, head towards Padstow on the A389. As you arrive in Padstow, turn left into Polpennic Drive. Drive all the way towards the end of Polpennic Drive and number 32 will be found on the left hand side. The postcode for satellite navigation is PL28 8FL. What3words: starred.flames.heaven





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