14 Samphire
PADSTOW
Jackie Stanley
ESTATE AGENTS

- ***Luxury Apartment with Stunning Uninterrupted Panoramic Views of the Camel Estuary***
- ***Prestigious Gated Development within Sought After Padstow***
- ***Three Bedrooms & Two Contemporary Bathrooms***
- ***Over 1,000 Square Feet of Stylish Accommodation with Underfloor Heating***
- ***Balconies with Far Reaching Views Across the Estuary***
- ***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 stylish three bedroom apartment boasts a stunning backdrop with exquisite 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 this spacious apartment but it's the stunning views from the open plan living space and

balcony that really capture the imagination. Stylishly decorated in a soft neutral palette, the apartment is contemporary, luxurious and private.

Carve out some precious time to take in the spectacular scenery across the Camel estuary, encompassing the iron bridge, Rock and Porthilly Beach. A set 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 and double oven, ceramic hob, fridge, freezer, dishwasher and washing machine with stone work surfaces.

Two double bedrooms are generous in size with the master having a smart en-suite shower room and private balcony to the side elevation. The third bedroom is considered a single size room, again with its own private balcony offering far reaching views. The main family bathroom is modern and fully tiled, complete with crisp white sanitary ware, an enclosed thermostatic shower and separate bath.

14 Samphire, Padstow, PL28 8FP

£695,000 guide

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

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. Council tax band F. Ofcom indicate superfast broadband availability. Ofcom indicate 5G mobile coverage.

Perfectly positioned just a short stroll from Padstow's picturesque harbour, this exceptional contemporary apartment combines luxurious modern living with breathtaking estuary views. We at Jackie Stanley strongly recommend an internal viewing at your earliest convenience.

The renowned Camel Trail lies just yards from the property, providing a delightful level walk into the heart of Padstow, where an eclectic selection of independent shops, cafés, traditional inns and acclaimed restaurants await. The town is home to celebrated dining destinations including Paul Ainsworth's Michelin-starred No.6, Prawn on the Lawn and Rick Stein's iconic Seafood Restaurant.

Surrounded by the spectacular North Cornish coastline, an Area of Outstanding Natural Beauty, the property is within easy reach of numerous golden sandy beaches, while the championship links course at Trevose Golf & Country Club is just a short drive away. Padstow also offers excellent everyday amenities including a supermarket and highly regarded primary school. The thriving market town of Wadebridge, approximately seven miles away, provides a wider range of shopping, leisure and educational facilities. Bodmin Parkway mainline railway station is around 20 miles distant, with Cornwall Airport Newquay approximately 14 miles away, offering convenient connections to destinations across the UK and beyond.

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

rightmove OnTheMarket propertymark @jackiestanleyea