

# Sea Sharp

PADSTOW



**Jackie Stanley**  
ESTATE AGENTS





- ***Detached Bungalow sat in an Enviably Position Overlooking the Camel Estuary & Beyond***
- ***Highly Sought After Residential Location***
- ***Two Double Bedrooms & Modern Family Bathroom***
- ***Beautifully Presented Living Accommodation***
- ***Front & Rear Lawned Gardens with Private Patio & Balcony/Terrace***
- ***Single Garage & Ample Driveway Parking***
- ***Situated within a Short Walk of the Vibrant Harbour, Cafes & Restaurants of Picturesque Padstow***
- ***Currently a Successful 4 Star Gold Holiday Let***

Sat in a most enviable position overlooking the Camel Estuary within the highly sought after, historic and picturesque fishing village of Padstow sits Sea Sharp, a detached two bedroom bungalow boasting beautifully presented accommodation and glorious views of the Camel Estuary, the Iron Bridge and the Cornish countryside beyond.

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.

Sea Sharp occupies a superb position in one of Padstow's most sought after residential locations and we at Jackie Stanley recommend an appointment to view at your earliest convenience.



Internally, the property is comfortable and light with the living area enjoying views of the Camel Estuary and rural inland. The kitchen, located to the rear of the property, has a range of modern floor and wall cabinets and drawers, stainless steel sink, electric oven and ceramic hob, washer/dryer and dishwasher. A rear door leads to the private patio area and garden.

The two bedrooms are genuine doubles with the contemporary family bathroom completing the accommodation alongside the entrance hallway. Views of the Camel Estuary and rural inland can be enjoyed from the private patio and raised decked terrace while the gardens are mainly laid to lawn with mature and established plants and hedges. There is an attached single garage with ample driveway parking to the front of the property.

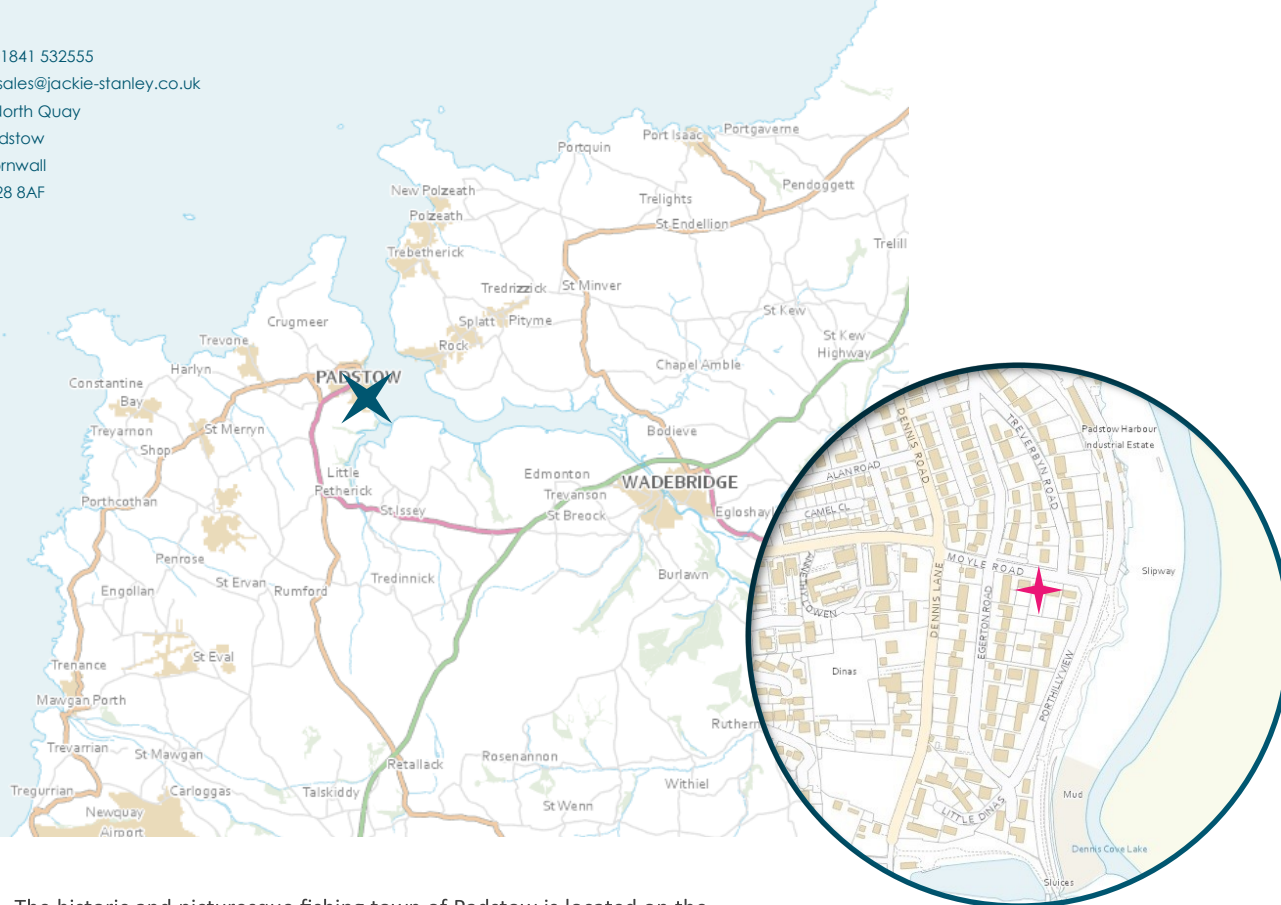
Services to the property include mains gas, water, electricity and drainage. EPC rating E. Council tax band deleted. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile connectivity.

## Sea Sharp, Padstow, PL28 8DG

£795,000 guide



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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 and of course Rick Steins esteemed Seafood restaurant. An area of outstanding natural beauty, there are many sandy beaches within close proximity as well as the championship golf course at Trevoze. 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 Sea Sharp, 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. Drive down towards the bottom of Moyle Road and Sea Sharp is the third property from the end on the right hand side. The postcode for satellite navigation is PL28 8DG. What3words: card.spit.inversely