

Hillcrest

PADSTOW



Jackie Stanley
ESTATE AGENTS



- **Handsome Victorian End Terrace House Overlooking the Camel Estuary**
- **Prominent & Highly Sought After Location**
- **Three Bedrooms & Two Bathrooms**
- **Two Classically Victorian Reception Rooms**
- **Enclosed Courtyard with Estuary Views**
- **Situated within a Short Walk of the Vibrant Harbour, Cafés & Restaurants of Picturesque Padstow**
- **Currently a Successful 4 Star Holiday Let with Bookings throughout 2024**



This handsome Victorian end terrace house is sat in an elevated position overlooking the Camel Estuary within one of Padstow's most sought after roads.

Hillcrest is located in the highly sought after, historic and picturesque fishing village of Padstow, boasting a beautiful backdrop with far reaching views of the Camel Estuary within a few minutes of the vibrant quayside, quaint shops, cafes and restaurants.

The accommodation comprises three bedrooms, two of which are doubles and two of which have views across the Camel Estuary.

There is a family bathroom with a freestanding rolltop bath on the first floor with a wetroom shower room on the ground floor together with a separate utility room. There are two classically Victorian reception rooms with stripped wood floors, high ceilings and feature fireplaces with the dining room having French doors to the courtyard garden.

The modern kitchen is a galley style with a slate floor and glazed roof allowing for a huge amount of natural light. A comprehensive range of floor and wall cabinets and drawers is complimented by contrasting granite work surfaces, a ceramic Belfast sink and freestanding appliances.

The rear courtyard garden is paved and fully enclosed, the perfect spot for al fresco dining whilst enjoying the outlook across the Camel Estuary to Rock. A gate to the rear gives access around the side to Dennis Road. Please note, the adjoining property has a pedestrian right of way to use the path down the side of Hillcrest.

Hillcrest is situated on one of Padstow's most sought after residential roads and we at Jackie Stanley recommend an appointment to view at your earliest convenience. Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band deleted. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.



Hillcrest, 1 Dennis Road, Padstow
PL28 8DD £675,000 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, 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 Hillcrest, 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 up Dennis Road and Hillcrest is the first property on the left hand side. The postcode for satellite navigation is PL28 8DD. What3words: taped.cook.chuck

