

Sea Meadows

PADSTOW




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ESTATE AGENTS



- **Beautiful Presented Cottage Style House in Picturesque Padstow**
- **Quiet Residential Cul-De-Sac with Countryside Views**
- **Two Genuine Double Bedrooms & Modern Shower Room**
- **Open Plan Living Space with an abundance of Natural Light**
- **Fully Integrated Kitchen**
- **Enclosed Front Garden & Super Convenient allocated Parking Space**
- **Short walk of the Picturesque Harbour, Cafes & Restaurants**
- **Sold Fully Furnished with Holiday Bookings in Place for 2025**

Sea Meadows is a two double bedroom cottage style house, situated within the popular Sarah's View development - a quiet residential area with no passing traffic just a short walk from the vibrant harbour and extensive range of cafes, public houses and restaurants of culinary capital Padstow.

The accommodation has a semi open plan living, kitchen and dining area separated by an archway. The kitchen has a comprehensive range of cream cabinets and drawers to the floor and wall, topped with a contrasting work surface and tiled floor and splashbacks. There is an integrated electric oven, ceramic hob, extractor, microwave, dishwasher and fridge/freezer. The living/dining area has ample space for sofa, occasional furniture and a dining room table and chairs with a small entrance porch to the front with access to a small boiler room.

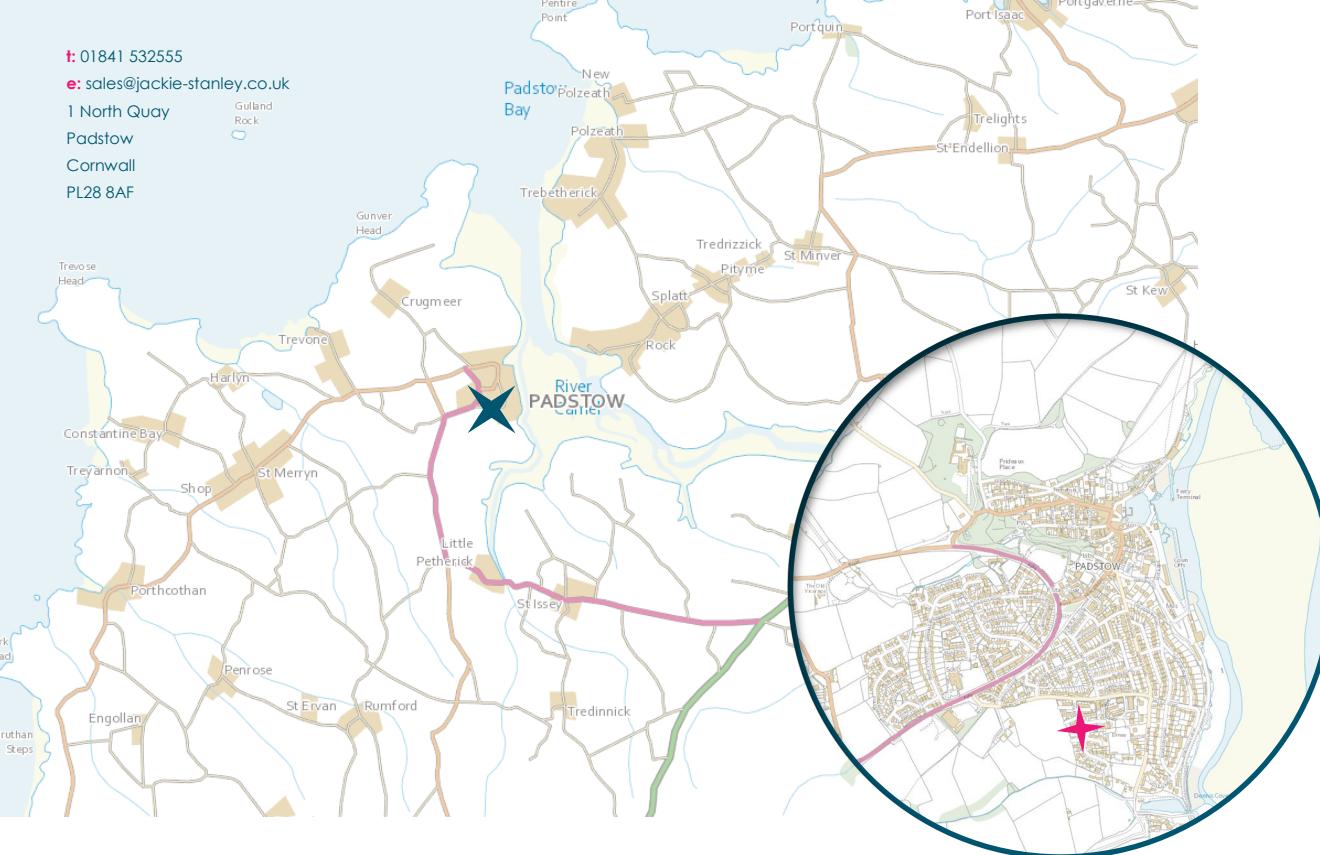
Up on the first floor are two genuine double bedrooms, currently arranged as a double and a twin and a modern family bathroom with glass shower screen, heated towel rail and white sanitary ware.

Crucially, Sea Meadows has its own allocated parking space adjacent to the house. The fenced front garden has been professionally landscaped and is planted with sleeper bench on the upper level and table and chairs on the patio at the lower level. To the side of the property is an enclosed, suntrap, fenced patio area with wooden picnic bench and

Sea Meadows, 41 Sarah's View, Padstow, PL28 8DU £335,000



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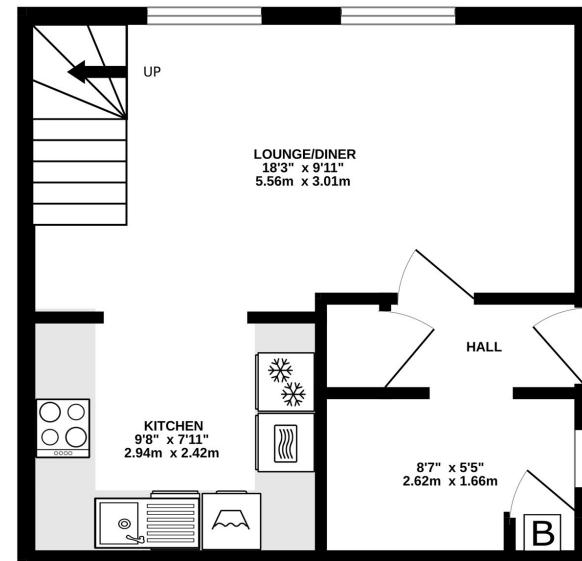


countryside views. Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band deleted. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G connectivity. The property is subject to an annual fee of approximately £100 per annum for the upkeep of the communal areas.

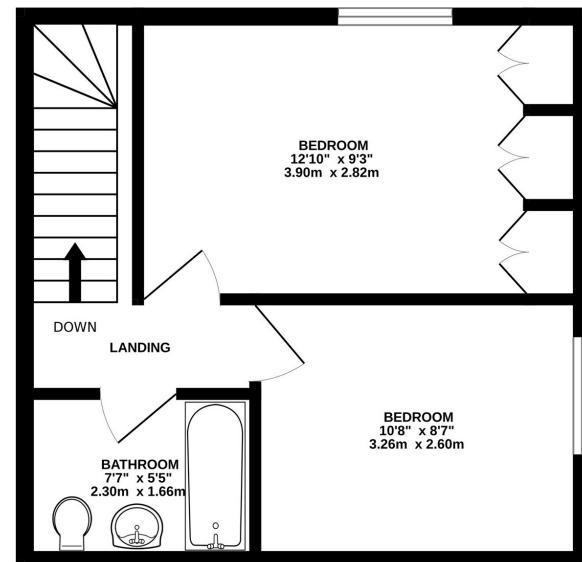
The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn, café Rojano and of course Rick Steins esteemed Seafood restaurant. An area of outstanding natural beauty, there are an abundance of sandy beaches within a short drive 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 Sea Meadows, drive towards Padstow on the A389. As you approach Padstow, turn right onto Sarah's Lane just after Tescos. Drive down Sarahs Lane and then take the first turning on the right into Sarahs View. Take the second turning on the right and Sea Meadows aka 41 Sarah's View can be found on the left hand side. The postcode for satellite navigation is PL28 8DU. What3words: badminton.motorist.expecting

GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.