

32 Treverbyn Road

PADSTOW



Jackie Stanley
ESTATE AGENTS



- **Prominent & Highly Sought After Residential Area of Padstow**
- **Panoramic Views of the Camel Estuary**
- **Substantial Detached House of Reverse Living Design**
- **Five Bedrooms with Five Modern En-Suite Bathrooms**
- **Over 2,800 Square Feet of Spacious Accommodation**
- **Large First Floor Living Space with Inset Balcony & Great Views of the Estuary**
- **Pretty Gardens, Detached Double Garage & Ample Driveway Parking**
- **Moments from the Vibrant Harbour, Shops, Cafes, Restaurants of Picturesque Padstow**

32 Treverbyn Road is a substantial five double bedroom detached family home located in a most enviable elevated position overlooking the Camel Estuary within the highly sought after, historic and picturesque fishing village of Padstow. This waterside residence boasts a stunning backdrop with exquisite far reaching views of the Estuary, the iron bridge and beyond.

With over 2,800 square feet of reverse living accommodation, the property is arranged with the five double bedrooms on the ground floor all with modern en-suite shower rooms as well as a family bathroom and utility room. The ground floor is also home to a second reception/break out room for relaxing and entertaining.

A striking contemporary glass and oak staircase is the centrepiece of number 32, rising to the first floor. Step directly into the impressive open plan living/kitchen/dining room extending to over 38 feet in length and providing far reaching views across the Camel Estuary, Rock, Porthilly beach, Brea Hill and the Greenaway. The bespoke kitchen with custom cabinetry is accompanied by premium appliances, central island and black granite work surfaces while the living space focuses around the inset wood burning stove. Between the two areas is a set of bi-fold doors that lead to a spacious inset balcony, the perfect spot for al fresco dining or a sunowner. Last but not least is a family room, office or sixth bedroom and separate convenient cloakroom.

To the front of the property is a detached double garage with automatic roller doors, offering ample storage and parking

32 Treverbyn Road, Padstow

PL28 8DN £1,995,000 guide



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space. There are three additional parking spaces available, two located in front of the garage and another accessible to the rear of the building from Egerton Road. The front garden is beautifully landscaped, with winding steps leading to the front door. The rear garden is laid to lawn and adorned with a variety of flowers and shrubs, providing a private outdoor space. A garden store offers additional storage for tools and other equipment.

Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band F. Ofgem suggest superfast broadband availability. Ofcom suggest 5G mobile connectivity.

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 and of course Rick Steins esteemed Seafood restaurant. An area of outstanding natural beauty, there are several sandy beaches within 2 to 4 miles 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 32 Treverbyn Road, 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. Within 100 yards, turn left onto Treverbyn Road and follow the road down and to the right. Stay left as the road forks and number 32 is the second property on the right hand side. The postcode for satellite navigation is PL28 8DN. What3words: seagulls.splendid.reason

