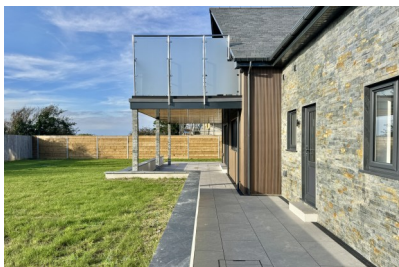


Estuary View

Nr Padstow



Jackie Stanley
ESTATE AGENTS



- **Brand New Exquisitely Designed Contemporary Detached House**
- **Over 3,600 Square Feet of Generously Proportioned Accommodation**
- **Five/Six Double Bedrooms, Open Plan Reverse Living Design**
- **Four Luxurious Bathrooms**
- **Integrated Garage, Ample Driveway Parking & Fully Enclosed Garden**
- **Substantial Balconies with Sweeping Views of the Sea & Estuary**
- **Located outside of Foodie Capital Padstow & a Short Drive to the Famous Beaches of the Seven Bays**

Introducing Estuary View, a brand new exquisitely designed detached property of exceptional quality, thoughtfully conceived and situated on the outskirts of foodie capital Padstow just a short drive from famous beaches of the seven bays.

Newly completed in October 2025 and ready for immediate occupation, Estuary View stands at over 3,600 square feet and is finished to an exemplary contemporary standard.

Of reverse living configuration, the substantial accommodation is home to five/six large double bedrooms and four beautifully appointed bathrooms.

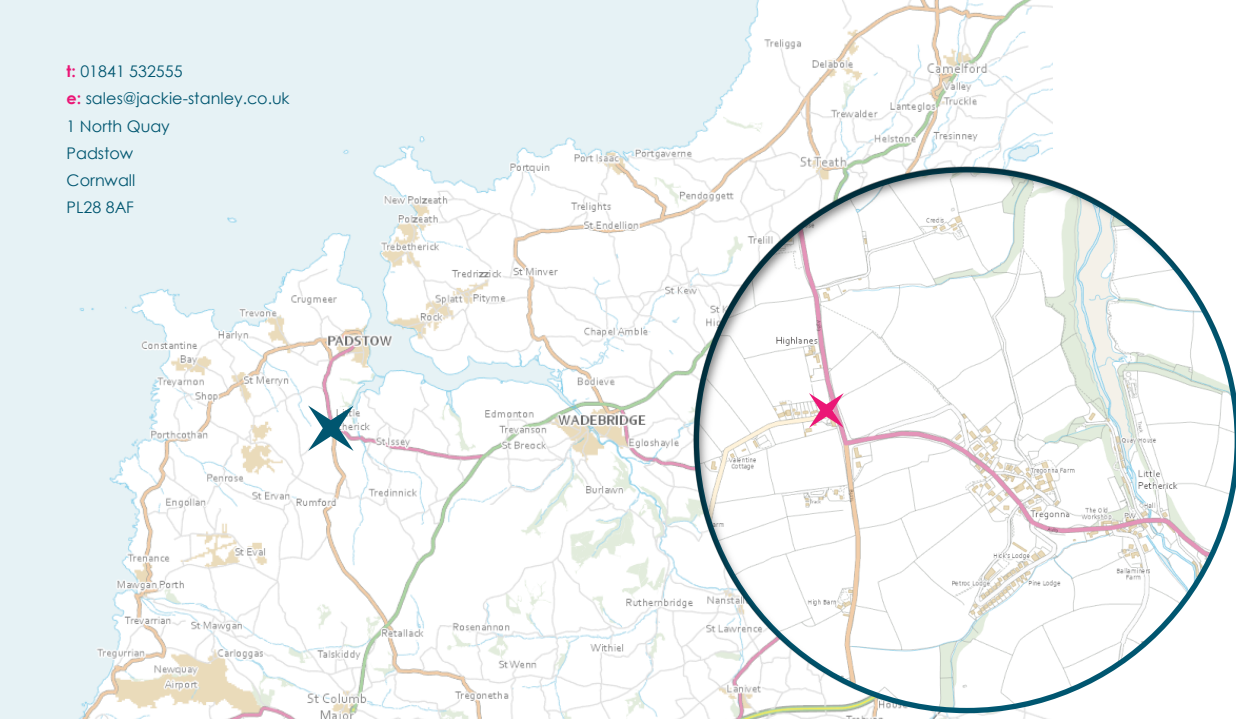
The heart of the home is the spectacular first floor open-plan living/kitchen/dining which features a striking vaulted ceiling, eye catching architectural windows and immediate access to generous balconies at both the front and rear of the building. These outdoor spaces provide the perfect setting to relax and enjoy the far-reaching sea, estuary and rural views. The kitchen is finished to a high standard with premium integrated appliances, Quartz work surfaces and even a walk-in pantry adding further practicality. The master suite, located on the first floor, includes a dressing room, a luxurious en suite bathroom, and its own Juliette balcony. Each additional bedroom is designed with comfort in mind, each with built-in wardrobes, a further two stylish en-suite shower rooms and a family bathroom.

From the moment you step into the galleried entrance hall with its dramatic glass, oak and steel staircase and Velux skylights, the quality and craftsmanship of the home is clear. The specification includes an air source underfloor heating system throughout, oak internal doors, PIR lighting and electronically operated skylights. The sweeping block paved driveway provides a huge amount of off road parking and the integral garage with electric door ensures convenience. The generous rear garden is mainly laid to lawn with sunken patios running the width of the building. Services to the property include mains water and electricity, treatment plant drainage and an air source heating system. EPC rating TBC. Council tax band TBC. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile coverage.

Estuary View, Nr Padstow
PL27 7RZ £975,000 guide



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Estuary View is an opportunity to secure a brand new bespoke, high-end home of distinction in a convenient location close to Padstow and the Cornish coast. Combining contemporary design, generous living spaces and exceptional attention to detail, this is refined modern living at its very best.

Estuary View is situated just outside the charming hamlet of Little Petherick, a place rich in history and nestled within the tranquil wooded valley of Little Petherick Creek, a tidal tributary of the Camel Estuary. Only two miles away lies the historic fishing town of Padstow, renowned for its picturesque harbour, boutique shops, cafés and traditional pubs, as well as its exceptional culinary scene. Highlights include Paul Ainsworth's Michelin-starred No.6, the acclaimed seafood bar Prawn On The Lawn and Rick Stein's world-famous Seafood Restaurant.

This sought-after part of North Cornwall is an Area of Outstanding Natural Beauty. The stunning sandy beaches of the Seven Bays are just a short drive away, offering surfing, coastal walks and family days by the sea. Trevose Golf & Country Club, with its championship golf course, is also close by. Padstow further benefits from a supermarket and a well-regarded primary school.

For wider amenities, the thriving market town of Wadebridge is only six miles distant and provides a comprehensive selection of shops and services, including supermarkets, a cinema, sports centre, and both primary and secondary schools. Excellent transport links are available, with Bodmin Parkway mainline railway station approximately twenty miles away and Newquay Airport around fourteen miles distant, offering domestic and international flights.

To find Estuary View, leave Padstow and follow the A389 for approximately two miles and the property can be found along on the right hand side just before the turning to Little Petherick. The postcode for satellite navigation is PL27 7RZ. What3words: stews.celebrate.immune

