



34, Dennis Road







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Padstow, Cornwall, PL28 8DE

Trevone 2.1 miles - St Merryn 3.0 miles - Wadebridge 7.9 miles

A beautifully presented Edwardian house located in Padstow with panoramic estuary views.

- Edwardian House
- Five Double Bedrooms
- Two Reception Rooms
- South West Facing Garden
- Freehold
- Estuary Views
- Three Bathrooms
- Balcony
- Ample Parking
- Council Tax Band: E

Guide Price £1,350,000

Stags Wadebridge

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The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



SITUATION

The property is situated in the historic and picturesque fishing town of Padstow which offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, seafood bar Prawn On The Lawn, and of course Rick Steins esteemed Seafood restaurant. Traditionally a fishing port, Padstow is also a popular tourist destination where many enjoy exploring the harbour front and Camel Trail link to Wadebridge. The Seven Bays sandy beaches are nearby and are a haven for surfing and other water sports. Wadebridge is within eight miles and on the river Camel, which offers a fine selection of shops and amenities including a sports centre, cinema, primary and secondary school and a selection of supermarkets.

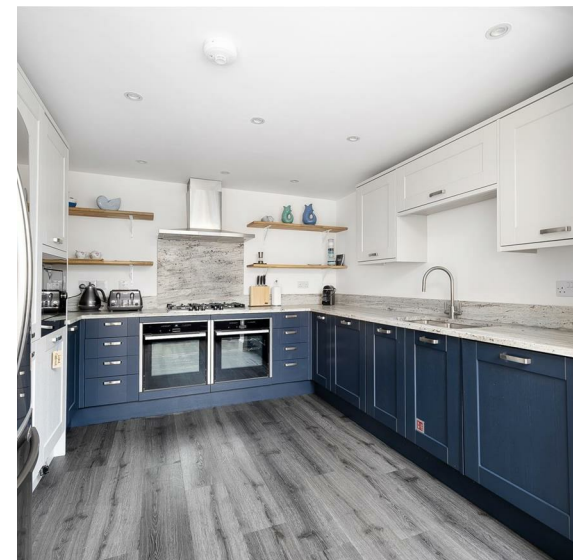
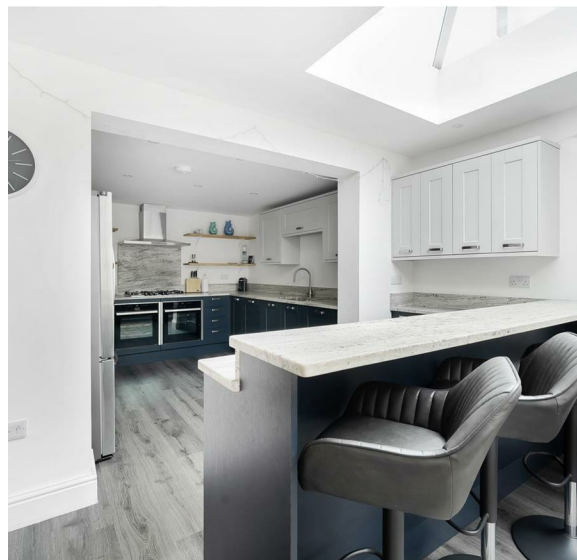
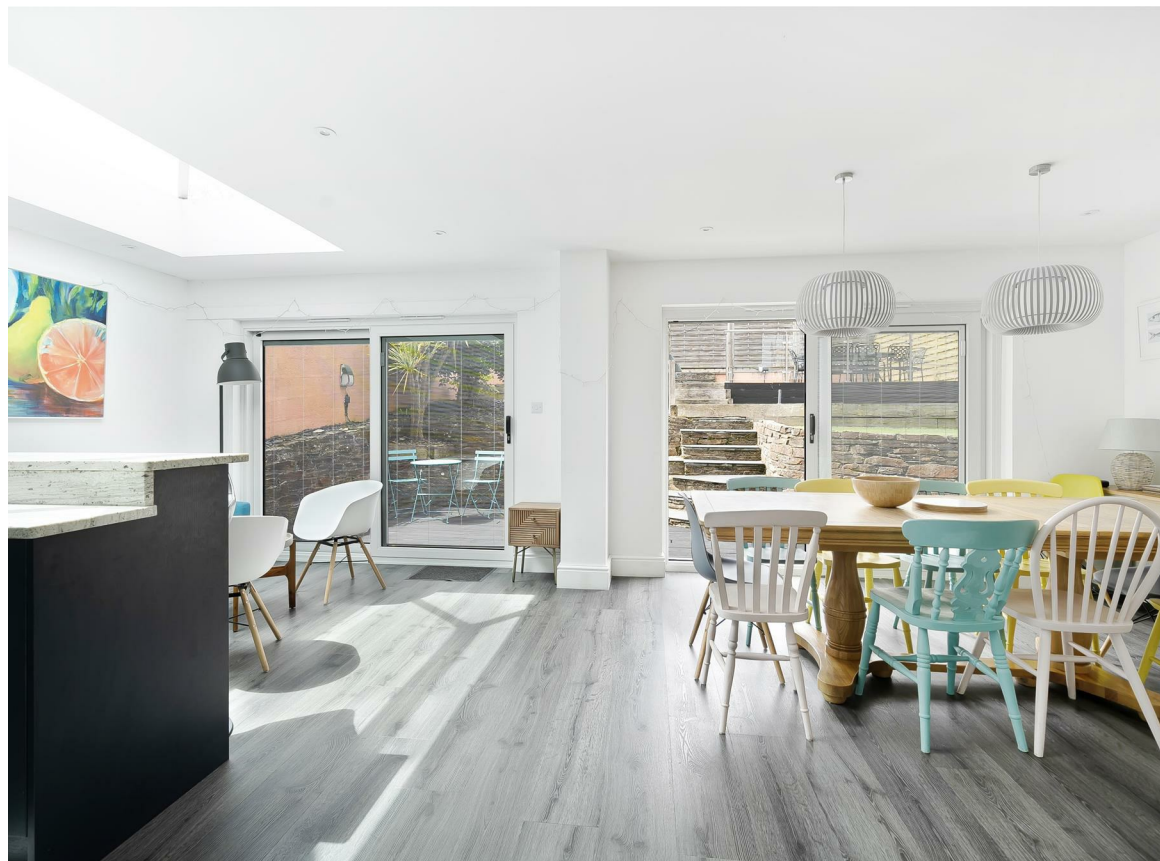
DESCRIPTION

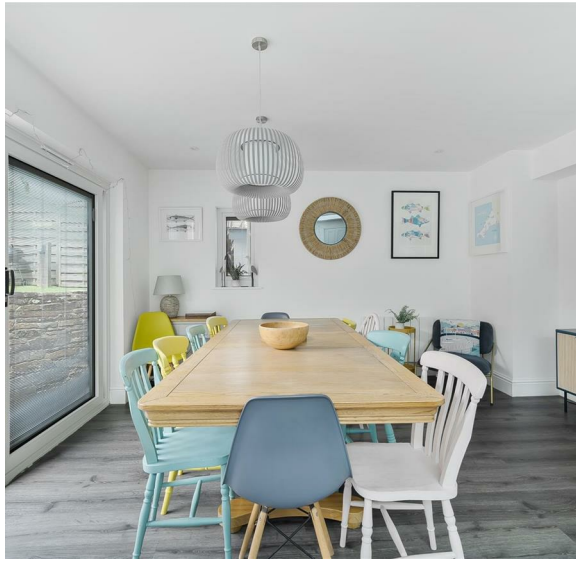
Currently used as a holiday let with no onward chain, this magnificent three storey Edwardian home offers a spacious and modern interior with period features and panoramic views of the Camel Estuary. Located in a sought after road in Padstow, the property could make an ideal home or investment..

ACCOMMODATION

Upon entering the property you are greeted by an entrance porch with tessellated tiled flooring and a door into the hallway. The ground floor offers two reception rooms to the front of the property, both with feature fireplaces and bay windows overlooking the estuary. The utility room benefits from base units with space and plumbing underneath for appliances, a sink with a mixer tap and a low level WC. The modern and spacious kitchen/dining room offers a fantastic space for socialising and features two sets of sliding doors leading to the rear garden and space for a large dining table. The fully equipped kitchen has a range of base and wall units with quartz worktops and soft close doors, a breakfast bar, pantry cupboards, sink with mixer tap, space for an American fridge/freezer and an integrated dishwasher, microwave and double oven with gas hob and extractor hood.

The first floor landing provides access to four double bedrooms, the family bathroom, shower room and stairs to the second floor suite. Bedrooms Two and Three are located at the front of the property, both with estuary views and doors to the balcony. Bedrooms Four and Five are located to the rear of the property. The bathroom and shower room both offer a walk-in shower, low level WC and vanity basin and the bathroom has the added benefit of a corner bath. On the second floor, Bedroom One is a generous dual aspect double room with a window to the rear and a large picture window to the front with panoramic views of the Camel Estuary and surrounding countryside. The room also benefits from eaves storage and an en-suite with a double waterfall shower, wall hung vanity basin, low level WC and a velux window.





OUTSIDE

Steps lead to the front garden which is mostly laid to lawn with a pathway leading to the front door and around the side of the house where there is a stone shed. The low maintenance, south-west facing rear garden is tiered and has been laid with decking, slate paving and Astroturf to create different areas to sit out and enjoy the sun. A gate leads from the rear garden to the parking area where there is space for multiple vehicles.

SERVICES

Mains electricity, gas, water and drainage. Broadband availability: Superfast. Mobile Phone Coverage: Voice and Data. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags. 01208 222333

DIRECTIONS

From Wadebridge, travel along the A39 through Whitecross, passed Cornwall Show Ground and then take the right hand turning signposted to Padstow, A389. Continue through St Issey and Little Petherick then at the end of the road turn right onto the A389 and continue into Padstow. Turn right onto New Street and at the bottom, follow the road around to the right onto Dennis Road. After 0.1 miles, the property will be located on your left hand side.

What3Words: ///oasis.luggage.impressed

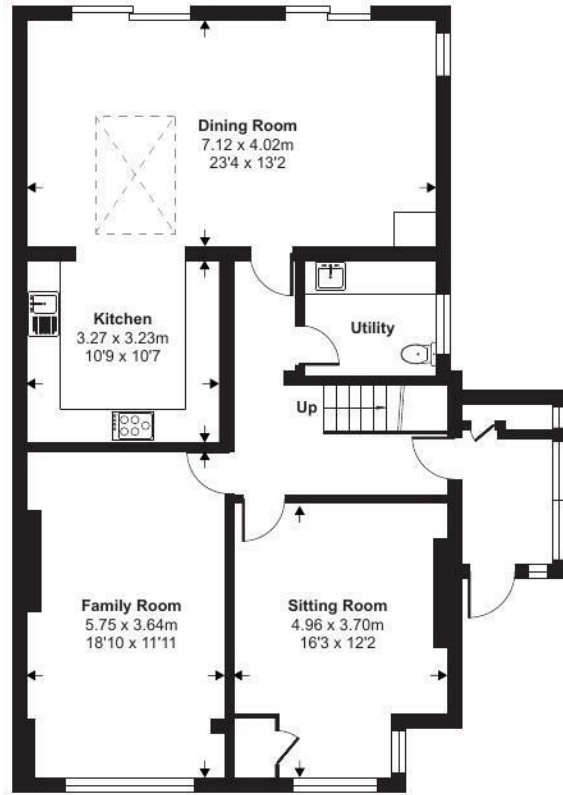
Approximate Area = 2502 sq ft / 232.4 sq m (excludes store)

Limited Use Area(s) = 9 sq ft / 0.8 sq m

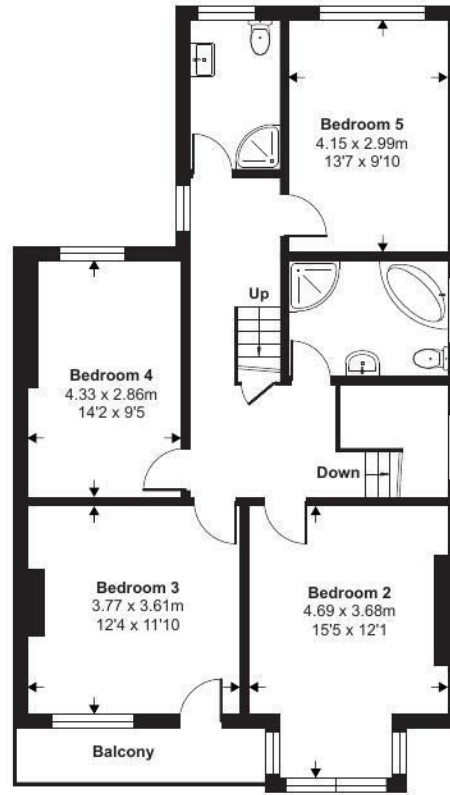
Outbuilding = 40 sq ft / 3.7 sq m

Total = 2551 sq ft / 236.9 sq m

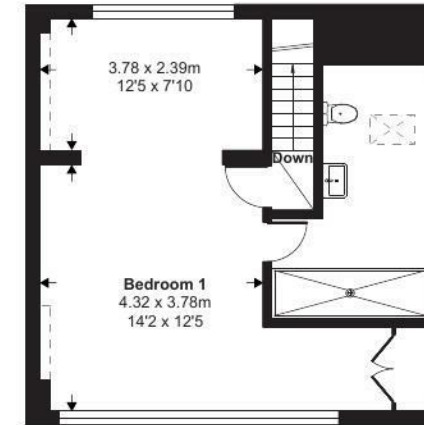
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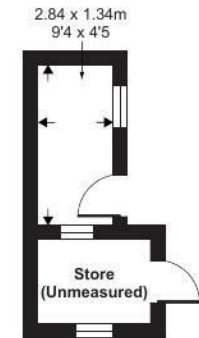
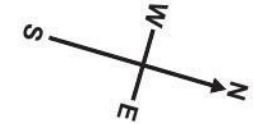
Ground Floor



First Floor



Second Floor



Outbuilding



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1134442



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



