

CORNWALL ESTATES

PADSTOW



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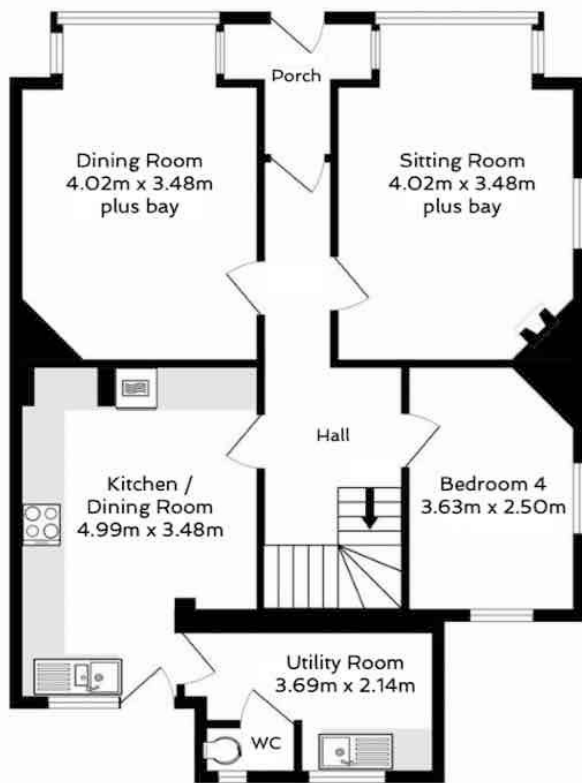
PADSTOW

22 TREVERBYN ROAD, PADSTOW, PL28 8DW

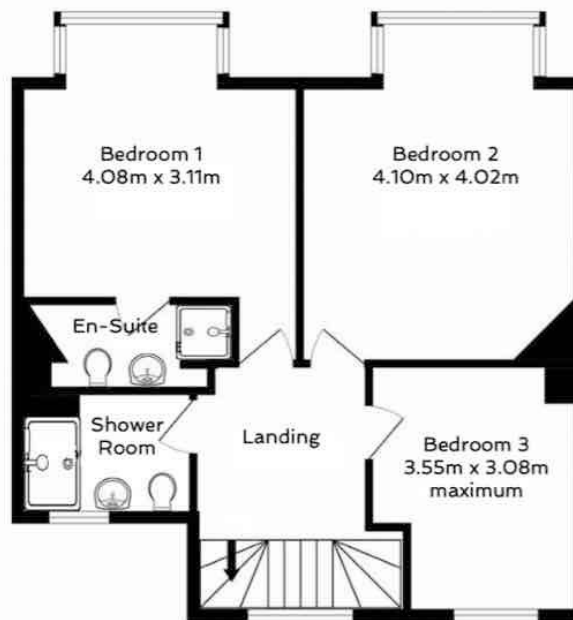
£1,250,000

- SPACIOUS DETACHED HOUSE
- ELEVATED ESTUARY VIEWS
- DETACHED DOUBLE GARAGE
- PARKING FOR 3 CARS
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- ATTRACTIVE GARDENS
- SUPERB POTENTIAL





Ground Floor Approx 76.0 Sq.m.



First Floor Approx 60.3 Sq.m.

OVERALL FLOOR AREA 136 square metres APPROX

Floorplan for illustrative purposes only and should not be relied upon. All measurements are approximate. No responsibility is taken for any error, omission or mis-statement.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

A generous detached property occupying a sought-after, elevated position which enjoys spectacular views over the Camel Estuary and down to Padstow Harbour.

Sitting within a sizeable plot, the property benefits from attractive gardens which see the sun throughout the day, plus a detached double garage and further parking for three cars to the rear.

Each of the front facing rooms enjoys the stunning water views, and the rear facing windows have a pleasant outlook over the gardens. The accommodation comprises a comfortable sitting room, separate dining room, a spacious kitchen / breakfast room which also enjoys water views with a utility room and WC adjoining, four bedrooms, master en-suite plus a family shower room.

The property could benefit from some cosmetic improvement but has been well maintained and offers a superb opportunity for buyers to put their own stamp on this spacious property in a highly desirable location.

ACCOMMODATION

ENTRANCE

Front entrance door to:

PORCH

Tiled floor, ceiling light, door to:

HALL

Radiator, ceiling light, stairs to first floor, doors to;

SITTING ROOM

Double glazed bay window to the front elevation, double glazed window to the side elevation, radiator, gas fire, ceiling light.

DINING ROOM

Double glazed bay window to the front elevation, radiator, ceiling light.

KITCHEN / DINING ROOM

Double glazed windows to the side and rear elevations, double glazed door to the rear garden, radiator, two strip lights, wall mounted gas boiler, a range of base and wall units incorporating 1 ½ bowl sink unit, built in double oven, 4 ring gas hob, space for dishwasher, door to:

UTILITY

Double glazed window to the rear elevation, radiator, ceiling light, base unit housing stainless steel sink unit, plumbing for automatic washing machine, door to:

WC

Double glazed window to the rear elevation, low level WC.

BEDROOM 4

Double glazed windows to the rear and side elevations, radiator, ceiling light. Stairs to the first floor;

LANDING

Ceiling light, radiator, double glazed window to the rear elevation.

BEDROOM 1

Double glazed bay window to the front elevation, ceiling light, radiator, door to:

EN-SUITE

Shower cubicle, low level WC, fitted wash hand basin, radiator, ceiling light.

BEDROOM 2

Double glazed bay window to the front elevation, double glazed window to the side elevation, ceiling light, radiator.

BEDROOM 3

Double glazed window to the rear elevation, ceiling light, radiator.

SHOWER ROOM

Double glazed window to the rear elevation, shower enclosure, radiator, low level WC, pedestal wash hand basin, part tiled walls, access to loft, ceiling light.

GARAGE

Double garage with electric up and over door, power and light. Parking for three cars in front of the garage.

GARDENS

The rear gardens offer an attractive setting to enjoy the outdoors in the sunshine throughout the day. With a patio area near to the house and steps up to a raised lawn bordered by a range of flowers and shrubs. A gate to the rear provides access to the driveway and garage. With a pathway leading to the front, there is a further lawn garden with a range of shrubs.

SERVICES / NOTES

Freehold tenure. Council tax band E. Traditional construction with a slate tiled pitched roof, double glazing throughout, gas central heating. Mains gas, mains electricity (no EV charger installed, facilities available within 1 mile), mains drainage, mains water. Superfast broadband available, full mobile signal available. Surface water; the chance of flooding is very low. The chance of flooding between 2040 and 2060 is very low. Rivers & the sea; the chance of flooding is very low. The chance of flooding between 2036 and 2069 is very low









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