

CORNWALL ESTATES

PADSTOW



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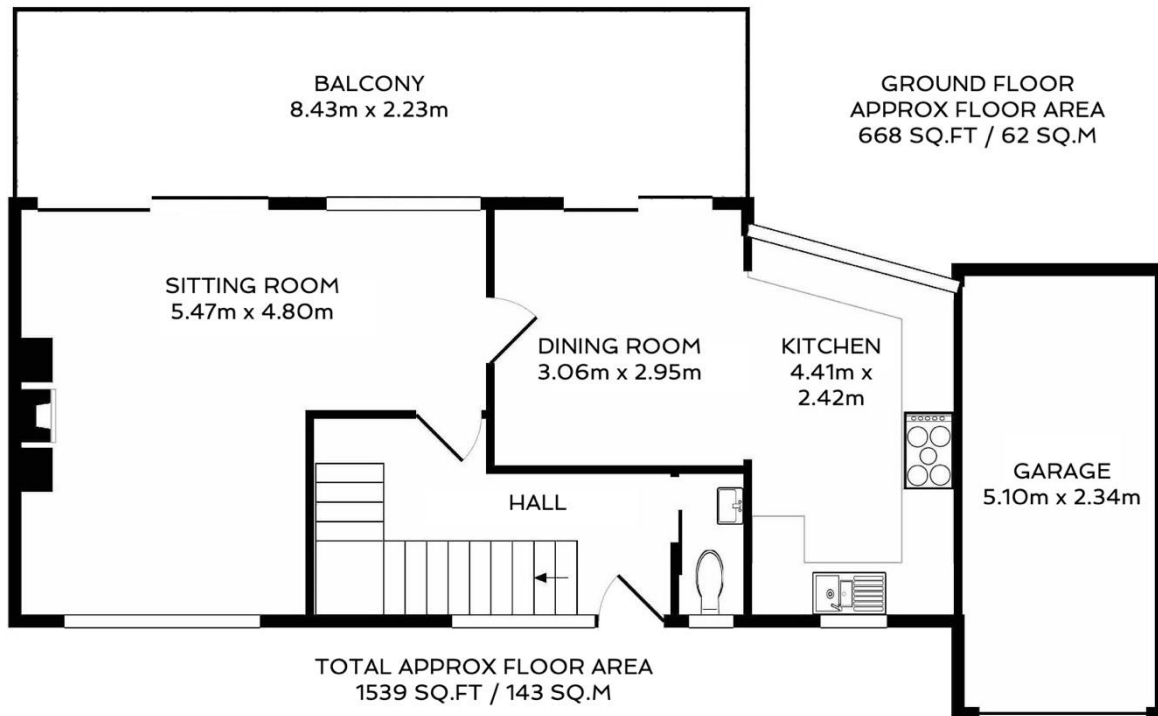
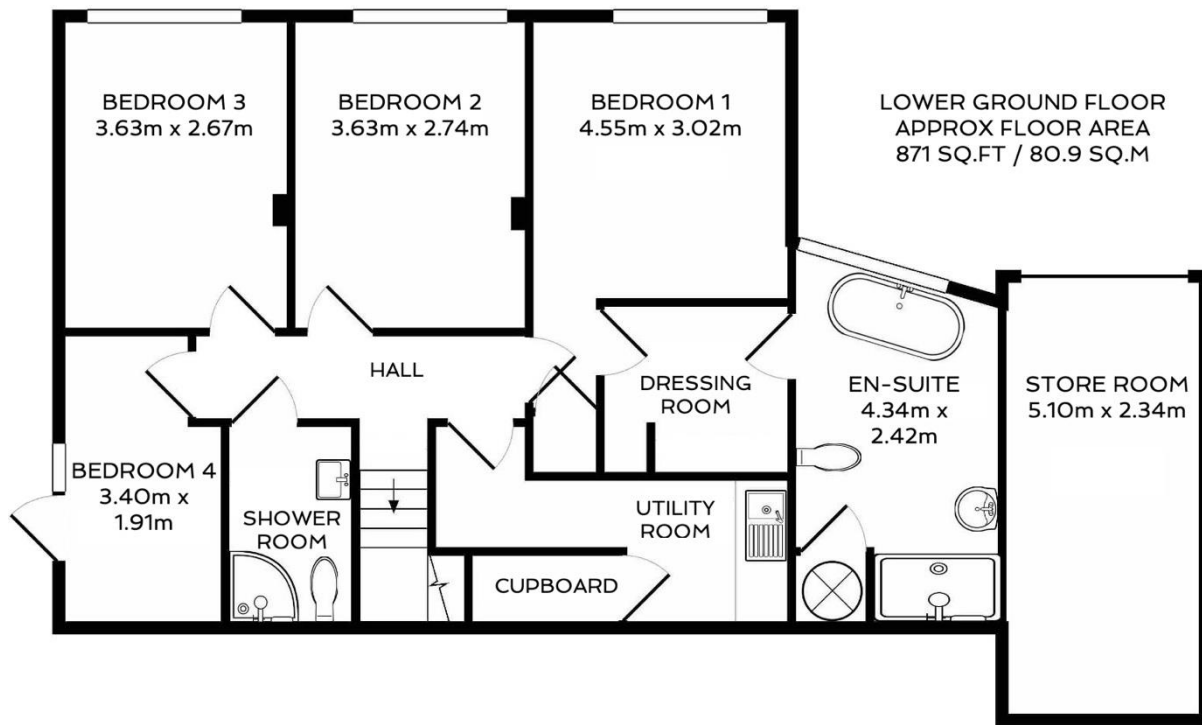
PADSTOW

**7 EGERTON ROAD, PADSTOW,
PL28 8DJ**

£1,150,000

- STUNNING ESTUARY VIEWS
- MODERN FOUR BEDROOM ACCOMMODATION
- WELL PRESENTED INTERIOR
- GARAGE & PARKING
- LARGE STORE ROOM
- GARDENS & BALCONY
- NO ONWARD CHAIN
- PLANNING TO ADAPT IF REQUIRED





TOTAL APPROX FLOOR AREA
1539 SQ.FT / 143 SQ.M

NOT TO SCALE floorplan for identification purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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7 Egerton Road is a well presented detached property with split level accommodation laid over two floors, enjoying stunning estuary views from all rear facing rooms.

A bright entrance hall leads through to the living accommodation on the ground floor, with oak flooring throughout this floor. Including a comfortable sitting room which benefits from superb views across the estuary and a log burner for cosy winter evenings. A door leads to the kitchen and dining room, fitted with modern units and a breakfast bar conveniently located to make the most of those glorious views and sun rises. Accessed from the lounge or dining area, there is a spacious balcony offering a perfect space to relax and appreciate the view across the estuary and down to the iron bridge. To complete this floor, a useful cloakroom sits off the entrance hall.

Stairs lead down to the lower ground floor which comprises four bedrooms in total. The master bedroom includes a walk in dressing room leading through to a generous and contemporary en-suite bathroom, with a stylish freestanding bath and separate walk in shower. Down the hall, there are two further double bedrooms and a fourth single bedroom, each serviced by a family shower room. There is also a handy utility room with extra storage space tucked under the stairs.

The property includes a single garage with two driveways providing parking for a couple of vehicles, plus a lawned garden area to the front of the house. Around to the rear, there is a useful storage room located underneath the garage, and generous gardens which are mainly laid to lawn with areas of patio also.

Number 7 is well presented throughout and offered with no onward chain. The property would be a wonderful family home, or equally an ideal holiday home with superb rental potential, having been successfully holiday let with a five star gold rating for a number of years. The current vendor has also obtained planning permission for extensions/alterations to the property which could be explored further if desired.

Situated in a sought after location within the town, the property is well positioned on the end of Egerton Road with easy access to the Camel Trail and just a short walk into the town centre and harbour.





ENTRANCE

Double glazed door to:

HALL

Double glazed window to the front elevation, recessed spotlights, stairs to lower ground floor, door to living room, sliding door to:

CLOAKROOM

Double glazed window to the front elevation, low level WC, fitted wash hand basin, heated towel rail, ceiling light.

LIVING ROOM

Double glazed sliding door to the rear elevation leading out to the balcony, double glazed windows to the front and rear elevations, inset log burner with slate hearth, recessed spotlights, radiator, door to:

KITCHEN / DINING ROOM

Double glazed sliding doors to the rear elevation leading out to the balcony, double glazed windows to the front and rear elevations, recessed spotlights, radiator, a range of base and wall units incorporating stainless steel sink unit, gas fired boiler, Kenwood electric oven with 5 ring gas hob and extractor over, printed glass splashback, space for fridge freezer, space for dishwasher, breakfast bar positioned to enjoy sea views.

Stairs to lower ground floor;

HALL

Radiator, recessed spotlights, doors to bedrooms, shower room and utility room.

BEDROOM 1

Double glazed window to the rear elevation, radiator, ceiling light, door to dressing room which includes shelving and hanging space, recessed spotlights and door to:

EN-SUITE

Free standing bath, large walk-in shower, fitted wash hand basin in attractive unit, low level WC, frosted double glazed window to the rear elevation, recessed spotlights, extractor fan, heated towel rail, cupboard housing hot water cylinder.

BEDROOM 2

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

BEDROOM 3

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

BEDROOM 4

Double glazed window and door to the side elevation leading to the garden, ceiling light, radiator.

SHOWER ROOM

Shower enclosure, low level WC, fitted wash hand basin, heated towel rail, extractor fan, ceiling light.

UTILITY ROOM

Base units incorporating stainless steel sink unit, plumbing for automatic washing machine, heated towel rail, recessed spotlights, under stairs storage cupboard.

GARAGE

Attached single garage with up and over door, window to the rear.

PARKING

Two brick paved driveways to the front of the property providing parking for two cars.

STORAGE ROOM / WORKSHOP

Underneath the garage there is a large storage space, accessed from the rear via a roller door.

GARDENS

To the front of the property there is a lawn area adjacent to the parking, bordered with a range of shrubs. The garden to the rear is a good size, accessed from the fourth bedroom, or from the front there is a path to the side of the house. The rear garden is mainly laid to lawn with a patio areas and a range of trees and hedges. Accessed via the living room and dining area, there is a spacious balcony where you can enjoy spectacular views across the Camel Estuary.

PLANNING

Permission has been granted to extend/adapt the current layout, application number PA24/01543.

SERVICES / MATERIAL INFORMATION

Freehold tenure. Council tax band E. Standard cavity wall construction, pitched tiled roof, double glazing throughout. Mains gas, electric, water, drainage. Gas fired central heating. There is a National Grid substation in the corner of the rear garden, access for SWEB is via a gate on Moyle Road, please speak to agent for more information. ADSL broadband, 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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P A D S T O W

5 Broad Street

Padstow

PL28 8BS

01841 550999

sales@cornwallestates.co.uk