



CORNWALL ESTATES
PADSTOW

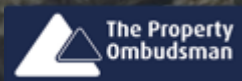
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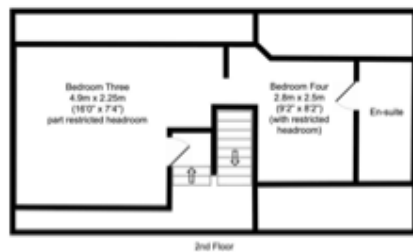
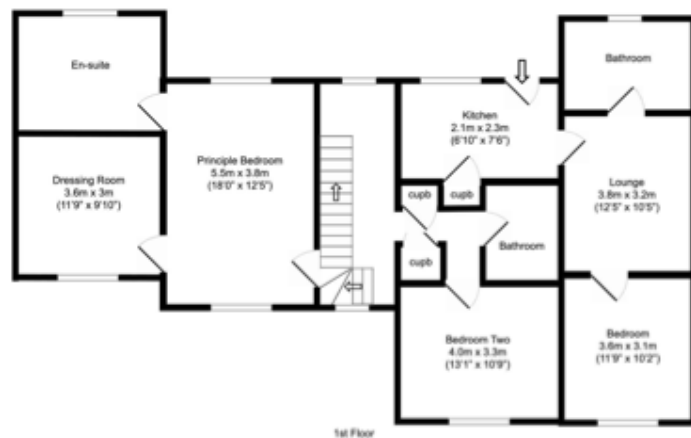
PADSTOW

**16 Grenville Road, Padstow,
PL28 8EX**

£1,600,000

- Large Detached Residence
- With Annexe & Apartment
- Excellent Decorative Order
- Driveway Parking
- 3350 Square Feet in total
- Landscaped Gardens
- A Range of Outbuildings





TOTAL FLOOR AREA 311 sq. m (3347 sq. ft) APPROX

Not drawn to scale. Measurements of doors, windows, and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes and should not be relied upon by any prospective purchaser.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Main House

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

Ground Floor Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	63 D
39-54	E		
21-38	F		
1-20	G		

First Floor Apartment

IMPORTANT NOTICE

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Designed with the complexities of modern living in mind, 16 Grenville Road is a substantial home with instant curb-appeal, located on one of Padstow most popular residential streets. Spanning just under 3350 square feet, the home's frontage offers definition between the main house and the annexe, creating an easy separation should the various areas be used for multi-generational living or to create an additional income stream.

Entering the main house, the quality of the workmanship is instantly apparent. Wooden flooring stretches throughout the ground floor areas, creating cohesion and bringing warmth. To the front of the home sits a beautifully designed kitchen incorporating curved cabinetry, which adds a wonderful flow to the space. With a nod to life's practicalities, a good-sized utility room leads to a study and ground floor shower room, all of which have access to the rear garden. A spacious dining area takes you through to the Orangery, a generous room that is flooded with an abundance of light from the large, vaulted roof lights. Two sets of bi-fold doors reveal the patio and garden spaces in all their glory, seamlessly stretching the living spaces from inside to out. As the ground floor of the home has been designed with a circular flow, the comfortable and welcoming lounge sits to the other side of this incredible space and further adds to the convivial feel of the property. A large wood burner lends a cosy feel to these areas, a wonderful focal point on a stormy Cornish night.

Up to the first floor, the home has been configured to include an internal apartment, complete with one bedroom, bathroom, a lounge, and its own kitchen. The kitchen has access to a terrace, and the lounge comes complete with a wood burner. The impressive principal suite for the main house is also on this floor, designed to include a superb, dual-aspect master bedroom, a capacious dressing room and a sleek and spacious master bath with views over the garden. Bedroom two sits to the other side of the hall with a bathroom adjacent. A further two bedrooms, one with ensuite can be found on the second floor, both flooded with light from Velux windows which span the roof to the rear.

This remarkable house has an equally impressive rear garden, which has been very much designed with outside living in mind. A large patio area, perfect for outdoor dining, leads on to a beautifully manicured lawn with mature borders. A pathway leads to a covered hot tub area and summer house, which the current owners have converted into a superb bar area, perfect for entertaining. Another covered gazebo offers a space for evening drinks, as it sits perfectly in the path of the sun as it dips. Hidden by hedging is the working garden, with raised beds and several storage sheds. There is ample space here to keep even the greenest of fingers happy and has been cultivated with care by the current owners.

Sitting to the side of the property and accessed by its own front door, is a self-contained one-bedroom annexe, currently used as a holiday let. This welcoming suite features an open plan kitchen and living area complete with wood burner, and enjoys a private garden to the rear, accessed via large sliding glass doors.



BROADBAND

Ultrafast broadband available. Mobile coverage with EE, Three, Vodafone and O2.

CONSTRUCTION

Standard construction, pitched roof, fully double glazed.

SERVICES

Mains gas central heating via boiler and radiators, hot water from main system. Mains sewerage and water.

PARKING

For multiple vehicles on the driveway at the front.

FLOOD RISK

The yearly chance of surface water flooding is very low.

COUNCIL TAX

Band D. Annexe council tax band deleted (business rated – holiday let).

SOLAR PANELS

Owned not leased.













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