

52 Egerton Road

PADSTOW



Jackie Stanley
ESTATE AGENTS





- ***Superb Detached Bungalow in Highly Sought After Location***
- ***Adjacent to the Camel Trail & Camel Estuary***
- ***Estuary Views & within Walking Distance of the Vibrant Harbour, Cafés & Restaurants of Picturesque Padstow***
- ***Four Bedrooms & Two Bathrooms including Wetroom***
- ***Spacious Living Room with Attractive Open Fireplace***
- ***Large Conservatory Overlooking the Beautifully Stocked Gardens***
- ***Solar Panel Array, Summerhouse & Ample Driveway Parking***
- ***Exciting Opportunity to Create a Coastal Home***

52 Egerton Road is a superbly positioned detached bungalow occupying a highly sought-after location in Padstow, adjacent to the Camel Trail and Camel Estuary, and just a short distance from the vibrant quayside, charming shops, cafés and renowned restaurants.

Deceptively spacious throughout, the property offers well-proportioned accommodation comprising four bedrooms, two bathrooms including a wet room, a generous living room with an attractive open

fireplace, a large conservatory overlooking the beautifully stocked gardens, a comprehensive fitted kitchen, separate utility room and a spacious central hallway.

The gardens wrap around the property and are exceptionally well stocked, featuring an abundance of mature shrubs, bushes, small trees and flowering plants which create a colourful and private setting. A charming summerhouse with power supply provides an ideal retreat or hobby space, while the main roof benefits from a solar panel array. To the front of the property is a generous tarmac driveway providing ample off-road parking for several vehicles.

While the internal accommodation would now benefit from a programme of modernisation, the property presents an exciting opportunity to create a superb coastal home in one of Padstow's most desirable residential settings. With its generous layout, attractive gardens, immediate access to the Camel Trail and delightful views across the Camel Estuary, 52 Egerton Road offers exceptional potential for both permanent residence and holiday living alike.

52 Egerton Road, Padstow, PL28

8DL £835,000 guide



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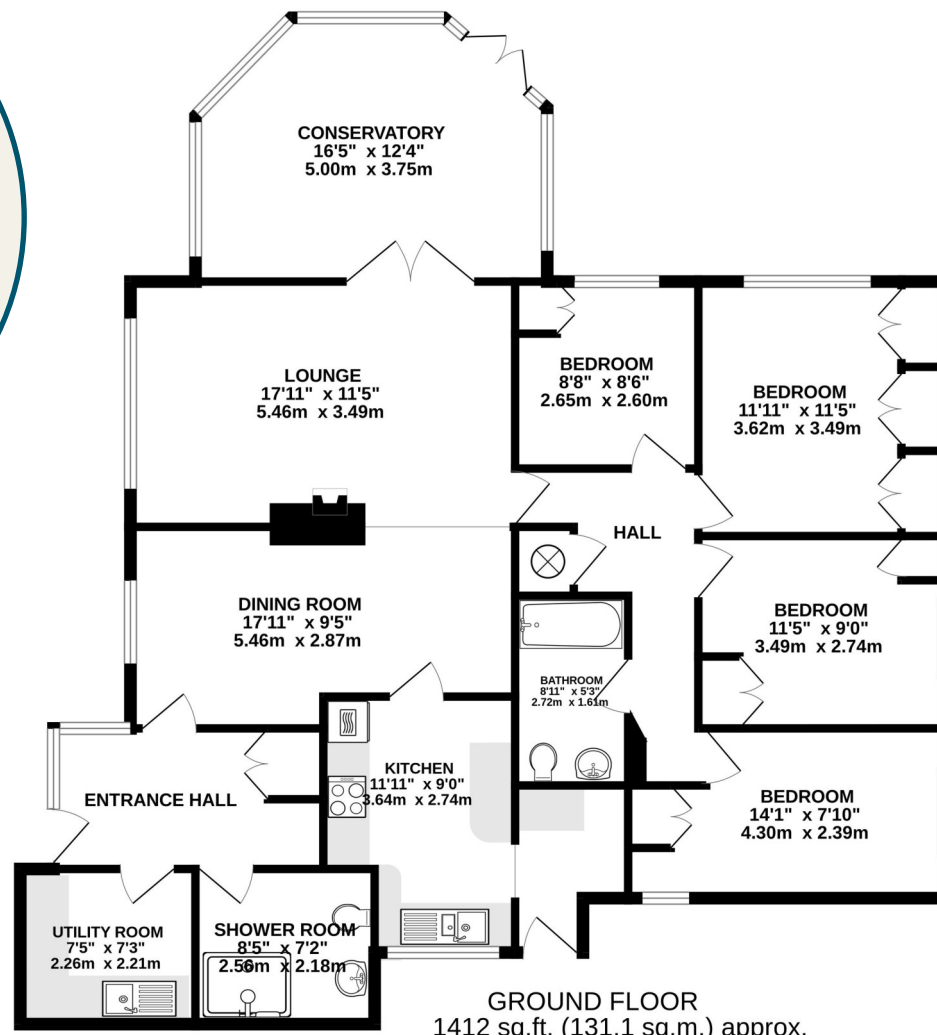
Services to the property includes mains gas, water, electricity and drainage. EPC rating B. Council tax band E. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile connectivity.

The historic harbour town of Padstow sits proudly on Cornwall’s dramatic North Coast, renowned for its timeless fishing heritage, picturesque streets and thriving culinary scene. The town is home to an enviable collection of cafés, bars and award-winning restaurants.

Surrounded by an Area of Outstanding Natural Beauty, Padstow is perfectly positioned for lovers of the outdoors. Within just a few miles lie some of Cornwall’s most celebrated sandy beaches, ideal for sailing, surfing and family days out, while Trevose Golf & Country Club offers a championship links course with breathtaking sea views. Padstow is also well connected. The nearest mainline railway station at Bodmin Parkway (approx. 20 miles) provides direct links to London, while Newquay Airport (approx. 14 miles) offers domestic and international flights.

To find 52 Egerton Road, drive towards Padstow on the A389. As you approach Padstow, turn right at signs for Sarahs Lane and follow the road down the hill towards the Estuary. At the bottom of the hill, on the bend, turn right onto Moyle Road. Half way down Moyle road, turn right onto Egerton Road and number 52 can be found at the end of the road on the right hand side. The postcode for satellite navigation is PL28 8DL. What3words: urgent.inspected.trailers

Viewing strictly by appointment.



TOTAL FLOOR AREA: 1412 sq.ft. (131.1 sq.m.) approx.