CORNWALL ESTATES

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18 Grenville Road, Padstow, PL28 8EX

£895,000

- Detached Family Home
- Separate two-bedroom annexe
- Well presented throughout
- Six bedrooms in total
- Large enclosed gardens
- Ample parking
- Short walk to town centre

The Property Ombudsman

Not drawn to scale. Floorplan floorplan for identification purposes only. No reliance should be placed on the accuracy of this floorplan.

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18 Grenville Road is an impressive, detached, family home in a popular residential area of Padstow, just a short walk from the town centre and all its amenities. Designed to be a comfortable and stylish base for modern family living, this is a home that provides space without compromise.

Generously proportioned throughout, the home is designed with family life at its very heart, from expansive reception rooms that invite relaxed evenings together, to a substantial kitchen diner that becomes the natural centre of the home. Every room has been thoughtfully considered to offer both practicality and warmth, making this a house that truly lives as well as it looks.

Entering in through a useful porch area, you are greeted by a bright, wide hallway with access to the living room on one side, and the kitchen diner on the other. The spacious living room has a large window to the front and sliding French doors to the rear, creating a bright and welcoming retreat. A log burner sits on a granite hearth, the perfect addition for stormy Cornish nights, and there is ample room for a variety of seating options. Back across the hallway, the kitchen and diner flow naturally from one to another, creating a wonderfully sociable environment filled with light from large windows at each end of the home. The kitchen has modern handleless cabinetry with integrated appliances and a large island unit with ample room for seating, and features rose gold pops of colour from the tap and cooker hood. The spacious dining area can easily house a large table, perfect for those extended family gatherings.

Upstairs, the home has four bedrooms, two with ensuite bathrooms. The primary and second bedrooms are both large doubles and feature private bathrooms, whilst bedrooms three and four share a family shower room.

To the rear, large, private gardens provide a wonderful retreat, offering room to play, entertain, or create some garden magic of your own.

The annexe benefits from its own private entrance, creating a wonderful opportunity for multi-generational family living or a second income stream. The ground floor houses a bright and spacious living room and kitchen, both featuring a crisp and contemporary feel. There is a private courtyard to the rear, which is accessed via large sliding doors, a lovely addition to the space. Upstairs are two stylish bedrooms, both of which benefit from ensuite bathrooms. All this is just moments from Padstow's famous harbour, independent shops, celebrated restaurants, and the stunning North Cornwall coastline, with miles of sandy beaches and clifftop walks right on the doorstep.

Freehold. Council tax band D. Standard construction, pitched roof, double glazed throughout. Mains electricity, water drainage and gas. Central heating via gas boiler. Superfast broadband available. Good mobile reception with all major providers. The risk of flooding is very low.

Welcome
TO
OUR
BEAUTIFUL
CHAOS

CORNWALL
ESTATES
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5 Broad Street
Padstow
PL28 8BS
01841 550999
sales@cornwallestates.co.uk