CORNWALL ESTATES

PADSTOW

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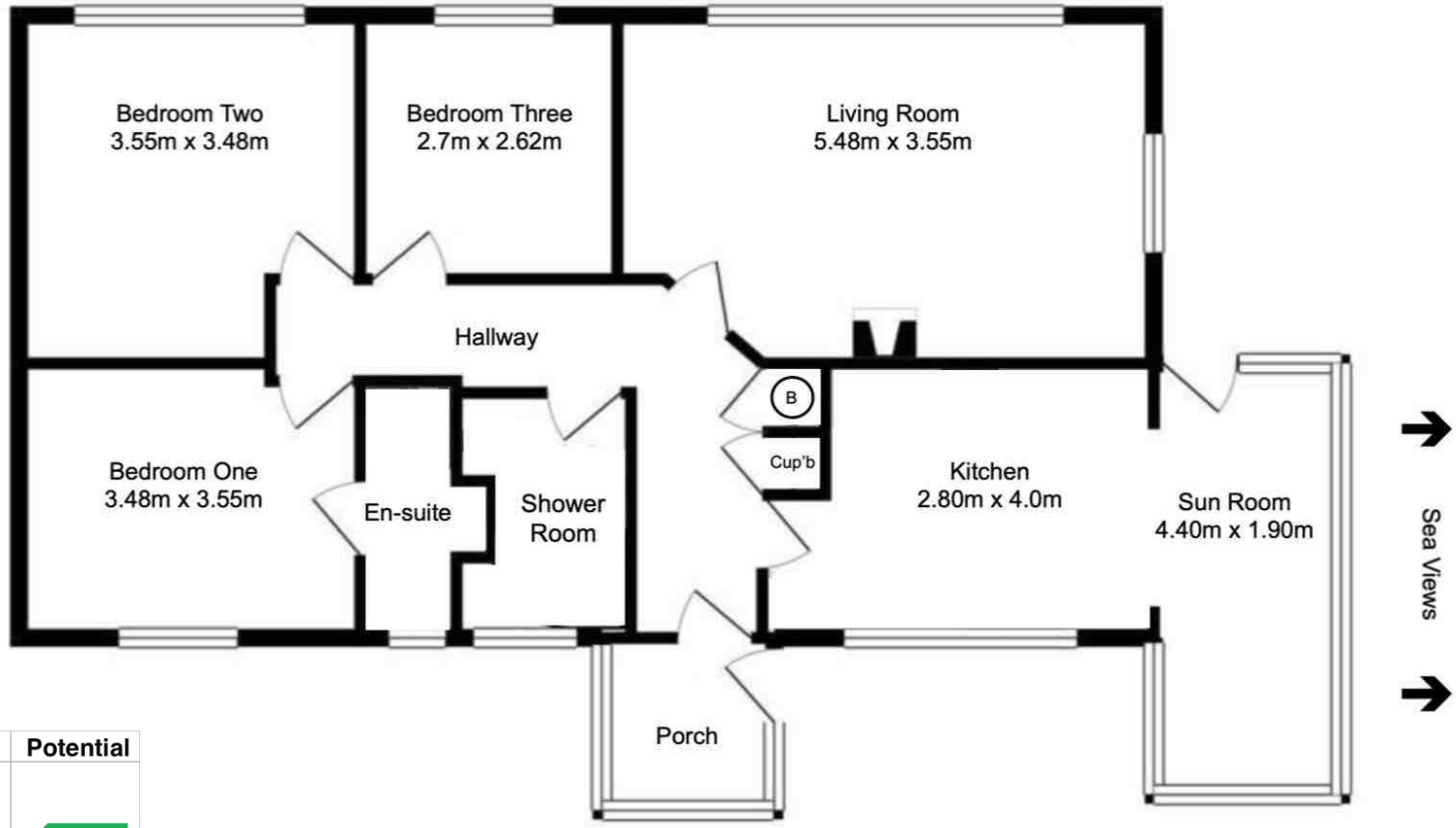
6 PORTHILLY VIEW, PADSTOW, PL28 8DH

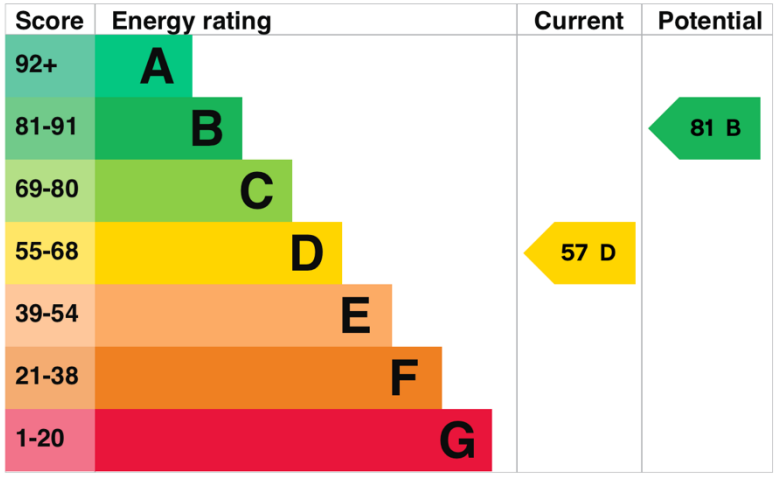
£825,000

- DETACHED BUNGALOW
- LARGE PLOT
- ESTUARY VIEWS
- THREE BEDROOMS
- GARAGE & PARKING
- WELL PRESENTED
- SOUGHT AFTER LOCATION
- ESTABLISHED GARDENS

The Property Ombudsman



Overall floor area approx. 82 square metres
NOT TO SCALE floorplan for identification purposes only



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If you spend your days dreaming of shifting skies and undulating waters, with the cries of sea birds echoing through the air, then 6, Porthilly View is the home for you. This wonderful property sits centrally in a large, enclosed garden plot, perched just above the Camel Estuary and a short walk from Padstow harbour. This enviable location offers a feeling of privacy and seclusion, whilst still being close to all the things which Padstow has become so famous for.

The current layout of the property has all living areas to the front of the home, where water views create a stunning backdrop to everyday life. Single-storey living is showcased here, with light flooding through the property from every side. A hallway leads you through to a galley kitchen and sunroom, which is utilised perfectly as a dining space. The beauty of the estuary is framed by the dining room and kitchen windows, creating warm and relaxing sanctuaries. These sun-soaked rooms lead out onto raised decking, which provides a superb open air vantage point from which to enjoy that glorious estuary and the Camel Valley beyond.

From the central hallway you step into the living room, where dual aspect windows match the beauty of the water with gorgeous vistas across the private gardens. The property has all three bedrooms to the rear, these consist of two light-filled doubles, one with ensuite and a single bedroom. The family shower room is conveniently located off the central hallway.

Outside, the gardens are extensive and mainly laid to lawn, with hedge and fencing acting as boundaries. The plot is enclosed and provides potential for exciting landscaping. There is one parking space adjacent to the property, and a single garage which is accessed from Porthilly View with parking for three cars in front..

The appeal of this wonderful property extends beyond the current home itself, as there is scope for regeneration and development subject to necessary planning.

ENTRANCE
UPVC glazed front entrance door to;

PORCH
Glazed on three side, views to the estuary, part glazed door to;

HALL
Doors to;

KITCHEN
A modern range of base & wall units incorporating a stainless-steel sink unit with mixer tap, built in oven with gas hob and stainless-steel extractor over, tiled splashbacks. Space and plumbing for automatic washing machine and dishwasher. Ceiling spotlight strip, double glazed window to the side with views to the estuary and Iron Bridge.

DINING AREA
Triple aspect room with superb views to the Estuary and Iron Bridge. Part glazed door opening to the terrace.

SITTING ROOM
Large picture window overlooking the gardens, double glazed window to the front with views to the Estuary. Radiator, ceiling light, television point, feature fireplace.

BEDROOM ONE
Double glazed window overlooking the garden, radiator, ceiling light, door to;

EN-SUITE
Shower enclosure, low level WC, pedestal wash hand basin, double glazed window.

BEDROOM TWO
Double glazed window overlooking the garden, radiator, ceiling light.

BEDROOM THREE
Double glazed window overlooking the garden, radiator, ceiling light.

FAMILY BATHROOM
Shower enclosure, window to the side, pedestal wash hand basin, heated towel rail, low level WC.

TERRACE
Leading from the dining room is a decked terrace with glass and stainless-steel balustrade. Large enough for a table and chairs and with super views over the Camel Estuary and to the Iron Bridge. Steps lead down to the main gardens.

GARDENS
The plot is particularly large for the location, with gardens surrounding the bungalow and providing significant potential for extension to the existing dwelling (subject to the requisite planning permission and building regulations). The garden is mainly laid to lawn with established bushes and trees. There is also additional parking within the circumference of the garden area, vehicular is access given via a lane off Porthilly View.

GARAGE AND PARKING
Single sized garage with parking for three vehicles in tandem, in front of the garage. The garage is situated in front of the bungalow (adjacent to 4 Porthilly View), pedestrian access can be gained through a gate at the bottom of the garden.

MATERIAL INFORMATION
EPC – D. Council tax band – deleted. Mains gas, water, electricity and drainage. Mobile service with EE, Three, Vodafone and O2. Superfast broadband. Standard construction, cavity wall, pitched roof, fully double glazed. Central heating, mains gas boiler and radiators. Room thermostats and programmer. Hot water from main system. Surface water; the chance of flooding is very low. Rivers and the sea; the chance of flooding is very low.

EGERTON ROAD
MOYLE ROAD
ESTUARY VIEW
No.6
Porthilly
Garage &
Parking
for No.6
PORTHILLY VIEW
RAILWAY

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