CORNWALL ESTATES
PADSTOW

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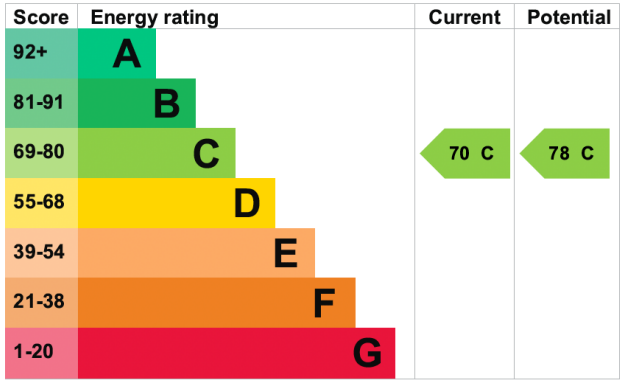
Lower Floor Apartment, Beau Vista, Sarahs Lane, Padstow, PL28 8EL

£650,000 Leasehold

- SPACIOUS APARTMENT
- SUPERB ESTUARY VIEWS
- ESTABLISHED HOLIDAY LET
- GARDENS & TERRACE
- GARAGE & PARKING
- FOUR BEDROOMS
- THREE BATHROOMS
- TUCKED AWAY LOCATION

The Property Ombudsman



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PROPERTY DESCRIPTION

Tucked away in a quiet location yet just a short stroll from the buzzing harbour town of Padstow, Beau Vista offers unparalleled views of the Camel Estuary and the undulating countryside beyond. This enviable location has a bird's eye view over the ever-changing waterway which creates a stunning backdrop, visible from the properties many windows. This spacious apartment features a sociable open plan living room, dining area and kitchen all enjoying superb water views, as well as four double bedrooms, two with ensuite and a private balcony, the perfect spot from which to watch the ebb and flow of the tide.

THE TOUR

Entering the welcoming reception hall, you are struck by the spacious nature of this apartment. With a tiled floor and walk-in storage, this area provides a great space in which to kick off flip flops and drop sandy towels. Incredible views of the water draw you through to the generous living area, passing the modern kitchen as you go. This large space has a warm and convivial feel, amplified by the understated coastal decor which echo's the sea and sky beyond. A useful utility room can be accessed from the kitchen and provides a convenient connection to the private garage. Follow the hallway through to four generous bedrooms, three of which benefit from those wonderful water vistas. With a total of three bathrooms, including two ensuites and a family bathroom, this well-configured apartment continues its themes of space and light throughout.

OUTDOOR SPACE

Beau Vista enjoys a large garden which sits at the rear of the house and is mainly laid to lawn. A spacious terrace spans the width of the apartment and offers breath-taking Estuary views. The property has parking for two cars, one in front of the garage, with a further space inside.

THE AREA

Beau Vista is situated above the Camel Trail, a popular cycling route which follows the estuary towards Wadebridge, Bodmin and the renowned Camel Valley Vineyard. The wide estuary is a popular water sports hub, with several companies offering water-skiing, wakeboarding or paddleboarding, or even the option to charter a boat for a day at sea. With two championship golf courses and several renowned surfing beaches a short drive from the property, this area is an activity enthusiasts dream.

Padstow has a reputation as a year-round foodie destination, thanks in part to Rick Steins presence in the town. In recent years he has been joined by Michelin starred Paul Ainsworth and the popular Prawn On The Lawn, as well as a host of other cafes, take aways and bistros.

With the A30 14 miles hence, Beau Vista has good transport links to the county's major roads. Newquay Airport lies 10 miles away and has regular flights to London Stanstead as well as several international cities, whilst Bodmin Parkway Station lies 19 miles away and has regular services to London Paddington, including a regular sleeper service.

ACCOMMODATION

ENTRANCE
Part glazed front entrance door to;

LOBBY
Tiled flooring, radiator, ceiling light, double glazed window to the front, walk-in storage room, door to;

KITCHEN
A range of base & wall units incorporating a built in electric hob and oven, 1.5 bowl stainless steel sink unit, ceiling spotlights, double glazed window to the side. Open plan to;

LIVING AREA
Sliding doors to the balcony, double glazed windows to the rear and side all with superb estuary views. Two radiators.

UTILITY ROOM
Plumbing for automatic washing machine, space for tumble dryer, ceiling light, door to garage;

BEDROOM FOUR
Double glazed window to the rear, radiator, ceiling light.

BEDROOM TWO
Double glazed window to the front, wall light, radiator, door to;

EN-SUITE
Pedestal wash hand basin, shower enclosure, wall light & shaver point, ceiling light, low level WC, part tiled walls.

BATHROOM
Corner bath, shower enclosure, pedestal wash hand basin, low level WC, ceiling light, radiator.

BEDROOM THREE
Sliding doors to the balcony, ceiling light, radiator.

BEDROOM ONE
Double glazed window to the rear, two ceiling lights, radiator, door to;

EN-SUITE
Window to the side pedestal wash hand basin, shower enclosure, part tiled walls, low level WC, ceiling light.

OUTSIDE
The garden sits at the rear of the house, mainly laid to lawn with a large terrace which spans the width of the apartment and offers superb Estuary views.

GARAGE
Integral garage with power, light and up & over door.

PARKING
Parking for one vehicle in front of the garage, with a further space inside the garage.

SERVICES
Mains water, gas, electricity, drainage.

NOTES
Council tax band deleted. Property will be granted with a new lease on purchase, please speak to the agent for further information. Property includes single garage and parking for one car. Standard cavity wall construction, pitched tiled roof and double glazing throughout. Note, there is a planning application to build a new property in the neighbouring land, application number PA23/00446. 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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01841 550999
sales@cornwallestates.co.uk
www.cornwallestates.co.uk
5 Broad Street, Padstow, PL28 8BS