CORNWALL ESTATES

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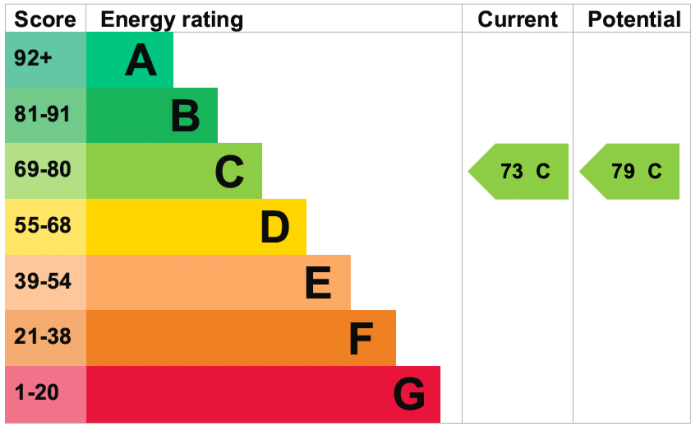
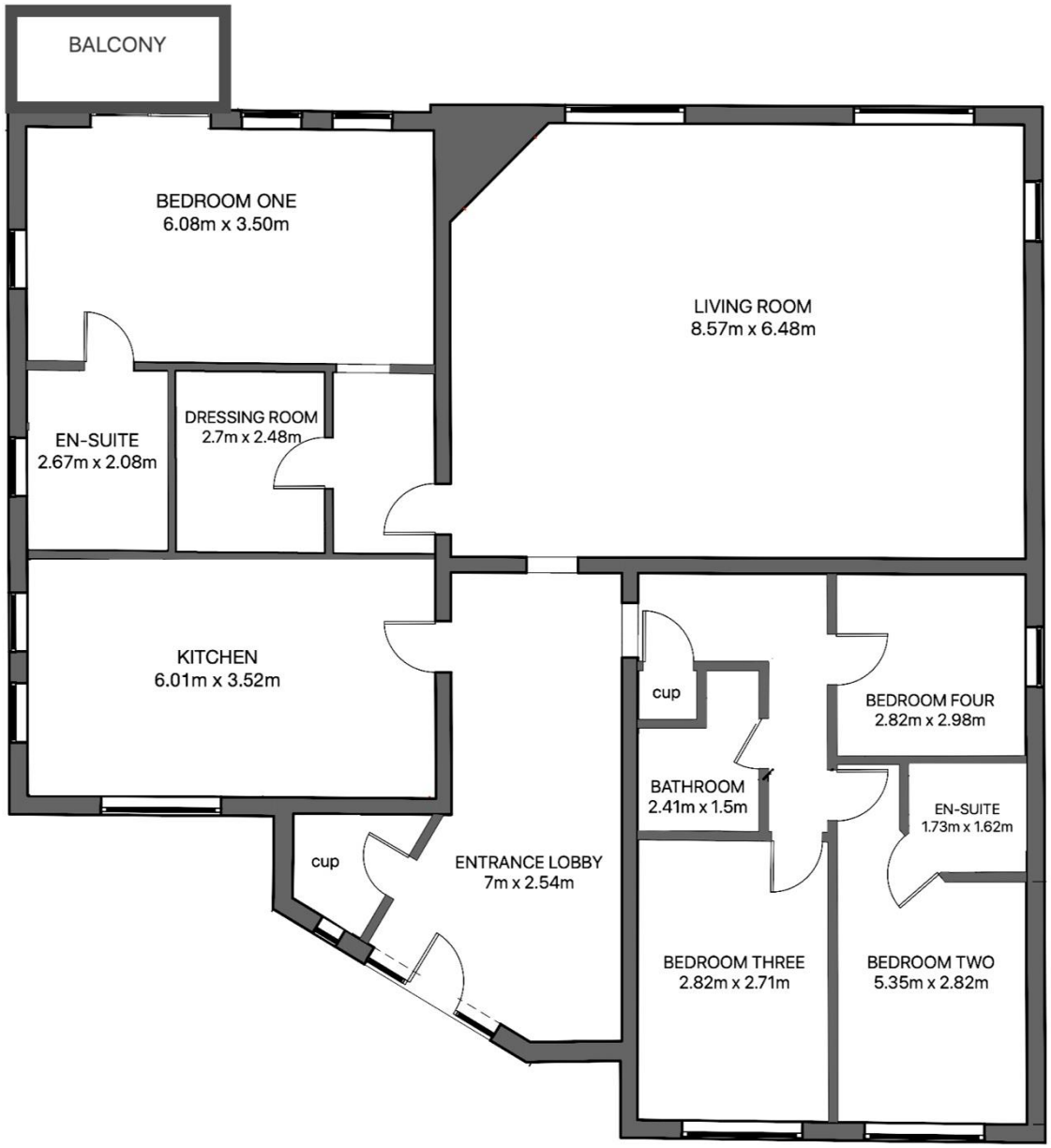
UPPER FLOOR APARTMENT, BEAU VISTA, SARAHS LANE, PADSTOW, PL28 8EL

£695,000 LEASEHOLD

- STUNNING WATER VIEWS
- FIRST FLOOR APARTMENT
- BALCONY & GARDEN
- GARAGE & PARKING
- ESTABLISHED HOLIDAY LET
- SPACIOUS INTERIOR
- FOUR BEDROOMS
- THREE BATHROOMS

The Property Ombudsman





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PROPERTY DESCRIPTION

Situated in an elevated position in a quiet and desirable part of Padstow town and with captivating water views, this first floor apartment offers space and light in abundance. One of the few Padstow properties to enjoy such an expansive view of the Camel Estuary and the countryside beyond, Beau Vista's privileged position can be appreciated from many of its rooms. A peaceful place from which to watch all the activity on the water, and only a short walk into Padstow town, this spacious apartment has been a successful holiday let for many years but would be equally wonderful as a family holiday home.

THE TOUR

Stepping into the spacious lobby, you at once admire the generosity of the room sizes of this apartment. A convenient WC sits to the side of the entrance, and a wide hallway leads you through to the rear of the house, where to your left you find a large dual aspect kitchen with ample storage, space for casual dining and views of the garden. Continuing toward the rear of the house, you pass into the expansive living and dining room where you are immediately struck by the breath-taking views over the water. Large windows flood the room with light and frame the stunning views, taking in Rock, Porthilly and all the way up the estuary to the Iron Bridge and beyond. The spacious ensuite master bedroom is reached through a dressing area off the living room and enjoys the same incredible vistas, which are highlighted by a balcony with room for a table and chairs. The remaining three bedrooms and family bathroom are reached via a hallway which leads from the foyer, giving a sense of separation from the rest of the apartment. These are currently configured as two twins and a double with ensuite and are decorated in a relaxed coastal style.

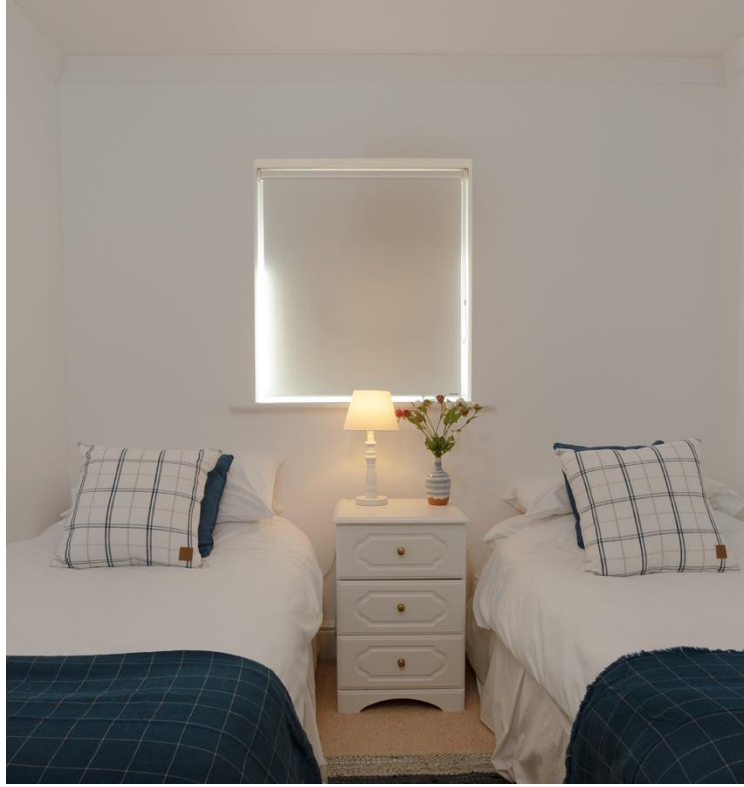
OUTDOOR SPACE

This first floor apartment benefits from a private garden located at the front of the property, with a paved area for dining as well as a lawn and mature flowerbeds. This delightful spot is bordered by a tall hedge and stone wall offering privacy from the neighbouring property. 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
Radiator, ceiling light, coat hooks, door to;

CLOAKROOM
Pedestal wash hand basin, heated towel rail, low level WC, door to;

KITCHEN
A range of base & walk units incorporating a built in oven, electric hob, 1.5 bowl stainless steel sink unit, built in fridge/freezer, plumbing for automatic washing machine, space for tumble dryer, breakfast bar. Two double glazed windows to the side, double glazed window to the front, ceiling light, ceiling spotlights, radiator.

LIVING ROOM
Two double glazed windows to the rear, double glazed window to the side each with superb estuary views, feature fireplace, three radiators, three wall lights, four ceiling lights in roses.

BEDROOM ONE
Inner lobby with doors to bedroom with three double glazed windows to the rear, one double glazed window to the side, radiator, two lights in ceiling roses, door to;

EN-SUITE
Shower enclosure, pedestal wash hand basin, low level WC, tiled walls, panelled bath, window to the side.

DRESSING ROOM
Built in wardrobes and cupboards.

From the lobby;

INNER HALL
Built in cupboard, doors to;

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

BATHROOM
Heated towels rail, panelled bath, tiled walls, low level WC, pedestal wash hand basin,

BEDROOM THREE
Double glazed window to the front, radiator, ceiling light, built in wardrobes.

BEDROOM TWO
Double glazed window to the front, radiator, ceiling light, built in wardrobes.

EN-SUITE
Pedestal wash hand basin, low level WC, radiator, shower enclosure, part tiled walls, ceiling light.

GARAGE
5.74m x 2.86m External access, up & over door, power & light.

GARDEN
The garden comprises patio and lawn areas with flowerbeds and a high wall boundary providing privacy.

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

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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