

CORNWALL ESTATES

PADSTOW



LITTLE EGRET, 3 PORTHILLY VIEW, PADSTOW, PL28 8DH

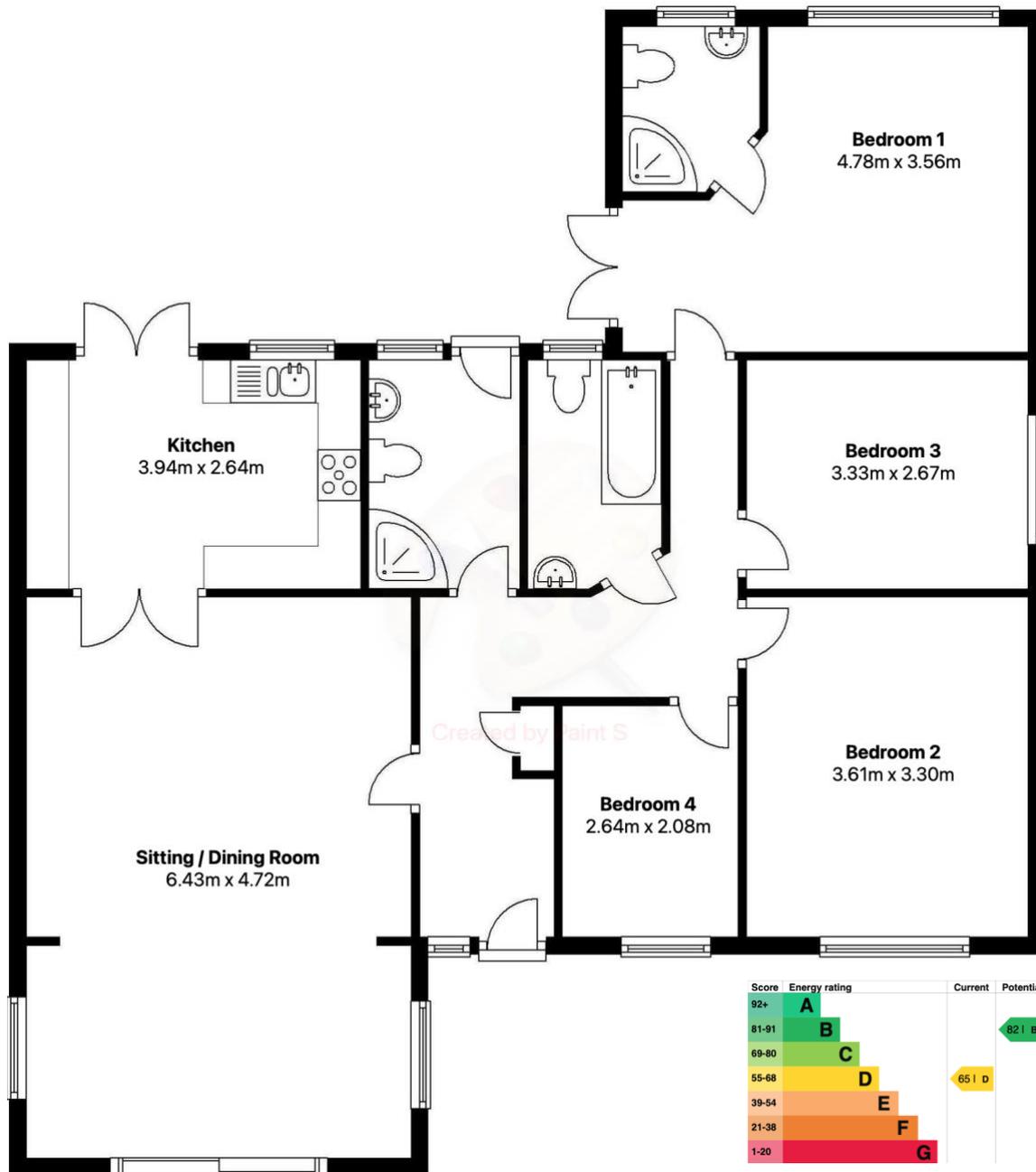
Immaculate detached property with uninterrupted views across the Camel Estuary, situated on a sizeable plot with spacious four bedroom accommodation, garage and parking.

£1,300,000
FREEHOLD

- SOUGHT AFTER FRONTLINE POSITION
- SPECTACULAR ESTUARY VIEWS
- IMMACULATELY PRESENTED
- FOUR BEDROOMS, THREE BATHROOMS
- BALCONY WITH SEA VIEWS
- LARGE ENCLOSED REAR GARDENS
- GARAGE AND PARKING
- EXCELLENT LETTING HISTORY



FLOORPLAN



THE PROPERTY

Little Egret is a detached bungalow in excellent order throughout, occupying a sizeable plot with spectacular uninterrupted views across the Camel Estuary. Positioned in a sought after location within yards of the Camel Estuary; a perfect spot for enjoying sailing and water sports, beautiful scenic walks, The Camel Trail for cycling, and just an easy level stroll into the town centre.

The accommodation is immaculate throughout with plenty of natural light. There is a social open plan sitting and dining room which flows nicely through to the kitchen, with bi-fold doors at the front making the water feel ever closer, and French doors to the rear garden from the kitchen for an easy al fresco dining experience.

The bedrooms are located further down the hall, with a double and a bunk room overlooking the estuary, a twin bedroom to the side of the property, family bathroom and separate shower room at the rear and finally the master bedroom at the rear which opens out to the garden and also enjoys en-suite shower facilities.

Outside there are extensive gardens, including lawns to the front and rear, a spacious area of decking to the rear and further patio at the front of the property which enjoys the stunning views across the Estuary and over to Rock. There is a single garage and parking on the driveway. A superb sized plot with potential for extension subject to the necessary planning permissions.

Currently a successful holiday let or equally suitable as a permanent home.



ACCOMMODATION

ENTRANCE

Double glazed door to

HALL

Cupboard, ceiling light, radiator, doors to;

SITTING DINING ROOM

6.43m x 4.72m. Bi-fold doors to the front elevation enjoying superb water views and giving access to balcony, double glazed windows to each side elevation, two radiators, two ceiling lights and five wall lights, glazed French doors to;

KITCHEN

3.94m x 2.64m. Double glazed French doors and window to the rear elevation, a range of base and wall units incorporating 1 ½ bowl stainless steel sink unit, Neff oven and grill, Bosch five ring gas hob with extractor over, built in fridge freezer, built in dishwasher, plumbing and space for automatic washing machine and tumble drier, cupboard housing Worcester boiler, radiator, recessed spotlights.

SHOWER ROOM

2.69m x 1.75m. Double glazed door and window to the rear elevation, tiled shower enclosure, low level WC, pedestal wash hand basin, tiled floor, heated towel rail, recessed spotlights.

BATHROOM

2.64m x 1.57m. Double window to the rear elevation, panelled bath with shower over and tiled surround, low level WC, pedestal wash hand basin, tiled floor, heated towel rail, recessed spotlights.

BEDROOM 4

2.64m x 2.08m. Double glazed window to the front elevation with views across the estuary, radiator, ceiling light, TV point.

BEDROOM 2

3.61m x 3.3m. Double glazed window to the front elevation with stunning estuary views, radiator, ceiling light, TV point.

BEDROOM 3

3.33m x 2.67m. Double glazed window to the side elevation, radiator, ceiling light, TV point.

BEDROOM 1

4.78m x 3.56m max. Double glazed French doors to the side elevation leading out to the garden and double glazed window to the rear, ceiling light, radiator, TV point, door to;

EN-SUITE

1.63m x 1.6m max. Tiled shower enclosure, low level WC, pedestal wash hand basin, tiled floor, heated towel rail, recessed spotlights.

OUTSIDE

GARAGE

5.11m x 2.39m (door opening 2.26m wide x 2.01m high). Single garage with metal up and over door.

PARKING

Parking for 2 vehicles on the driveway.

GARDENS

To the front of the property there is a paved terrace with glass balustrade enjoying the superb views across the estuary, plus further lawn area extending in front. There is gated access to the rear garden down either side of the property. The rear garden comprises a generous decking for outdoor dining and an extensive lawn area. There is an outside tap and also a hot and cold shower to the side of the property.

SERVICES

Mains gas, electricity, water, drainage.

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LOCATION

Padstow is a highly desirable destination in the West Country. It is a striking harbour town, a working fishing port, and is surrounded by a stretch of coastline of outstanding natural beauty, and locations which offer a range of activities. In addition, several notable restaurants in the area, including Rick Stein's Seafood Restaurant and Michelin starred Paul Ainsworth's No.6, promise residents, and visitors alike, a truly memorable culinary experience.

Amenities and beaches

- 5 minute level walk to the town centre
- Moments from the Camel Estuary for sailing and watersports
- Yards from the Camel Trail for cycling
- Nearby walks on The Saints Way and South West Coast Path
- 4 miles to Trevose Golf & Country Club
- A pleasant walk to the beaches on the Estuary
- 2 miles to Trevone beach
- Within 10 minutes of Harlyn, Treyarnon and Constantine

Travel

- Bus links available within a 5 minute walk
- 9 miles to Newquay Airport
- 19 miles to Bodmin Parkway



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