

# CORNWALL ESTATES

PADSTOW



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74 SARAHS VIEW,  
PADSTOW, PL28 8LU

£795,000

- SPACIOUS DETACHED RESIDENCE
- REDECORATED THROUGHOUT
- FOUR BEDROOMS
- TWO BATHROOMS
- GARAGE & PARKING
- ENCLOSED REAR GARDEN
- COUNTRYSIDE VIEWS & ESTUARY GLIMPSES
- QUIET POSITION





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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A spacious detached house which has been redecorated throughout, including new carpets and kitchen flooring plus internal and external painting, to provide an immaculate residence in a tucked away position, overlooking fields with glimpses of the estuary.

With split level accommodation comprising two bedrooms and a shower room on the ground floor, and to the first floor, a light and airy kitchen diner opening to rear garden, a comfortable sitting room with an attractive outlook, two further double bedrooms and a family bathroom.

The garden is laid over two tiers, with a large patio area, a section of lawn and pebbled seating area. Easy to maintain, with a range of shrubs and fence boundaries. To the front there is a single garage and driveway parking for two cars.

Situated in a quiet location yet within walking distance of the bustling harbour, the property would be suitable as either a private residence or a holiday home in this sought after destination.

#### **ENTRANCE**

Front entrance door to;



#### **HALL**

Built in understairs cupboard housing electricity consumer unit, coat hooks. Radiator, full width wall mounted mirror, stairs to first floor, doors to;

#### **BEDROOM 4**

Double glazed window to the front, radiator, ceiling light.

#### **SHOWER ROOM**

Shower enclosure, tiled walls & flooring, fitted wash hand basin with unit under, low level WC, heated towel rail, extractor fan, recessed ceiling spotlights.

#### **BEDROOM 3**

Double glazed window to the front, radiator, television point, ceiling light.

Stairs to first floor with window on half landing to;

#### **LANDING**

Access to loft space, built in airing cupboard with slatted shelving, doors to;

## SITTING ROOM

Double opening doors, double glazed windows running the width of the front elevation with views over the countryside to the monument and Camel Estuary, radiator, television point, feature recess.

## KITCHEN & DINING ROOM

A range of base & wall units incorporating stainless steel sink unit, space for gas cooker with extractor over, space for fridge/freezer, plumbing for automatic washing machine and dishwasher, wall mounted gas boiler, tiled splashbacks, double glazed windows to the side and rear, part glazed door to the rear garden.

## BATHROOM

Panelled bath, shower enclosure, low level WC, fitted wash hand basin with unit under, tiled walls & flooring, heated towel rail, double glazed window to the rear.

## BEDROOM 2

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

## BEDROOM 1

Double glazed window to the front with countryside and estuary views, radiator, ceiling light.

## GARDENS

Sunny rear gardens, enclosed, timber fencing, path to side and gate to front. Patio areas, raised lawn and shrubs.

## GARAGE

Single garage, power & light. Parking for two cars on the driveway.

## COUNCIL TAX

Band F

## CONSTRUCTION

Standard cavity wall construction with a tiled pitched roof and double glazing

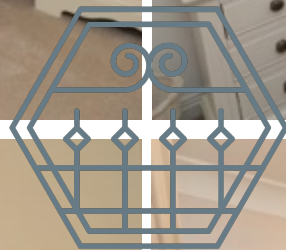
## TENURE

Freehold

## SERVICES

Mains gas central heating. Mains electricity, no EV charger installed, nearby facilities within one mile. Mains sewerage. Mains metered water. Full mobile coverage with EE, O2, Three, Vodafone. Broadband -fibre to the property.









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