

Rohrs & Rowe

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ROHRS & ROWE



5 Egerton Road, Padstow, Cornwall, PL28 8DJ

Guide price £795,000

Occupying an elevated position on one of Padstow's most sought-after roads, this detached two-storey home enjoys stunning, far-reaching views across the Camel Estuary.

Set within generous gardens, the property offers spacious and versatile accommodation, including three bedrooms, a recently added second reception room, and a sizeable conservatory – both perfectly positioned to take full advantage of the beautiful water views.

Additional features include photovoltaic and solar thermal roof panels, providing both electricity and hot water, and contributing to an excellent EPC rating of B. A large integral garage completes the offering. Please refer to the floor plans for a full overview of the layout.



Location

Padstow is one of the most sought after coastal town locations in the whole of the south-west of England. Re-nowned for its picturesque harbour and its position overlooking the magnificent Camel Estuary, the town has become a destination of choice foodie's. Its most well known restauranteurs are Rick Stein and Paul Ainsworth with the renowned Rick Stein Seafood Restaurant located on the harbour and Paul Ainsworth's Michelin starred restaurant No 6, positioned nearby in Middle Street, just below Fentonluna Lane. Nathan Outlaw is just across the estuary at Port Isaac and there are also many more exceptional local restaurants, pubs and boutique shops set amongst Padstow's many picture perfect streets.

Just outside Padstow is the award winning vineyard at Trevibban Mill and the long established Camel Valley Vineyard is just a little further upstream, overlooking the Camel River at Nanstallon. The attractive neighbouring town of Wadebridge is just 8 miles away and offers a wider range of excellent shopping facilities and services. The exceptionally popular Camel Trail foot and cycle path runs alongside the beautiful Camel Estuary and also leads to Wadebridge.

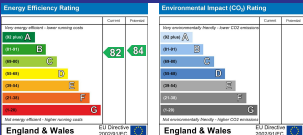
To the south of Padstow is a magnificent stretch of coastline known locally as the Seven Bays, named after its 7 beautiful beaches and bays that offer a different beach for each day of the week. The area is quite simply one of the most beautiful parts of Cornwall, loved by so many for its exceptional lifestyle opportunities and its mile upon mile of dramatic and rugged coastline. For the keen golfer there is the excellent championship course at Trevose in Constantine Bay and across the estuary at Rock is St Enodoc, voted in the top 100 courses.

Distances

- Padstow Harbour: 0.5 Miles
- Harlyn Bay: 3 Miles
- Constantine Bay & Trevose Golf Club: 4.2 Miles
- Treyarnon Bay: 5 Miles
- Wadebridge: 7.8 miles
- Newquay Airport: 9.2 Miles
- Truro 25 Miles

Council Tax

Band TBC



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