

# Cartrea Padstow, Cornwall



Jackson-Stops  
& Staff



People **Property** Places







A handsome half slate hung residence with elevated far reaching estuary views.

Offers IEO £1,250,000

## Features

- Entrance Porch
- Reception Hall
- Sitting Room
- Dining Room
- Library
- Study
- Downstairs Shower Room
- Utility Room
- Master Suite
- Guest Suite
- 2 Further Bedrooms
- Bathroom
- 4 Car Garage
- Workshop
- Heated Pool & Pool House
- Attractive Garden

## Distances

- Padstow 0.7 mile
- Trevone 2.4 miles
- Harlyn 3.7 miles
- Wadebridge 7.9 miles
- Rock by Pedestrian Ferry 1.3 miles (distances approximately)

## The Property

Believed to have been constructed in 1902 Cartrea is a handsome detached property with breathtaking views over the ever changing Camel Estuary. The elevations are rendered and clad at first floor level in reclaimed Delabole slate tiles under a pitched and tiled roof. The current owner has tastefully extended the original property to provide an excellent kitchen/breakfast room and a conservatory downstairs and a guest suite up on the first floor. A new boiler and Megaflow system where also added. On entering the property you are greeted by many stained glass windows and doors that lead into a marvelous reception hall with a gas fired woodburner and a slate floor. The pretty sitting room is dual aspect and enjoys a working fire as well as marvelous views over the Camel Estuary. The dining room has an attractive fireplace and leads into the library area. The bespoke painted kitchen has a fantastic range of units and appliances, including a built-in fridge, dishwasher, microwave and a two ring electric hob. The centre piece of the kitchen is a two door Royal Blue Aga. On the first floor the master suite and bedrooms three and four have magnificent estuary views. Whilst the guest suite looks out over the garden and out on to surrounding countryside.

## The Location

Padstow is a picturesque harbour town on the North Cornish coast offering a variety of shops and amenities and water sports on the Camel Estuary. The surrounding area is of outstanding natural beauty with several sandy beaches within 2-4 miles plus a championship golf course at Trevose. For more extensive shopping facilities the market town of Wadebridge is 7.9 miles away. Newquay Airport with its regular flights to London Gatwick is 12.8 miles distant.







The Cathedral City of Truro is approximately 25 miles distant offers excellent shops and restaurants, art galleries, live entertainment at the Hall for Cornwall and educational and business facilities, along with regular trains to London Paddington.

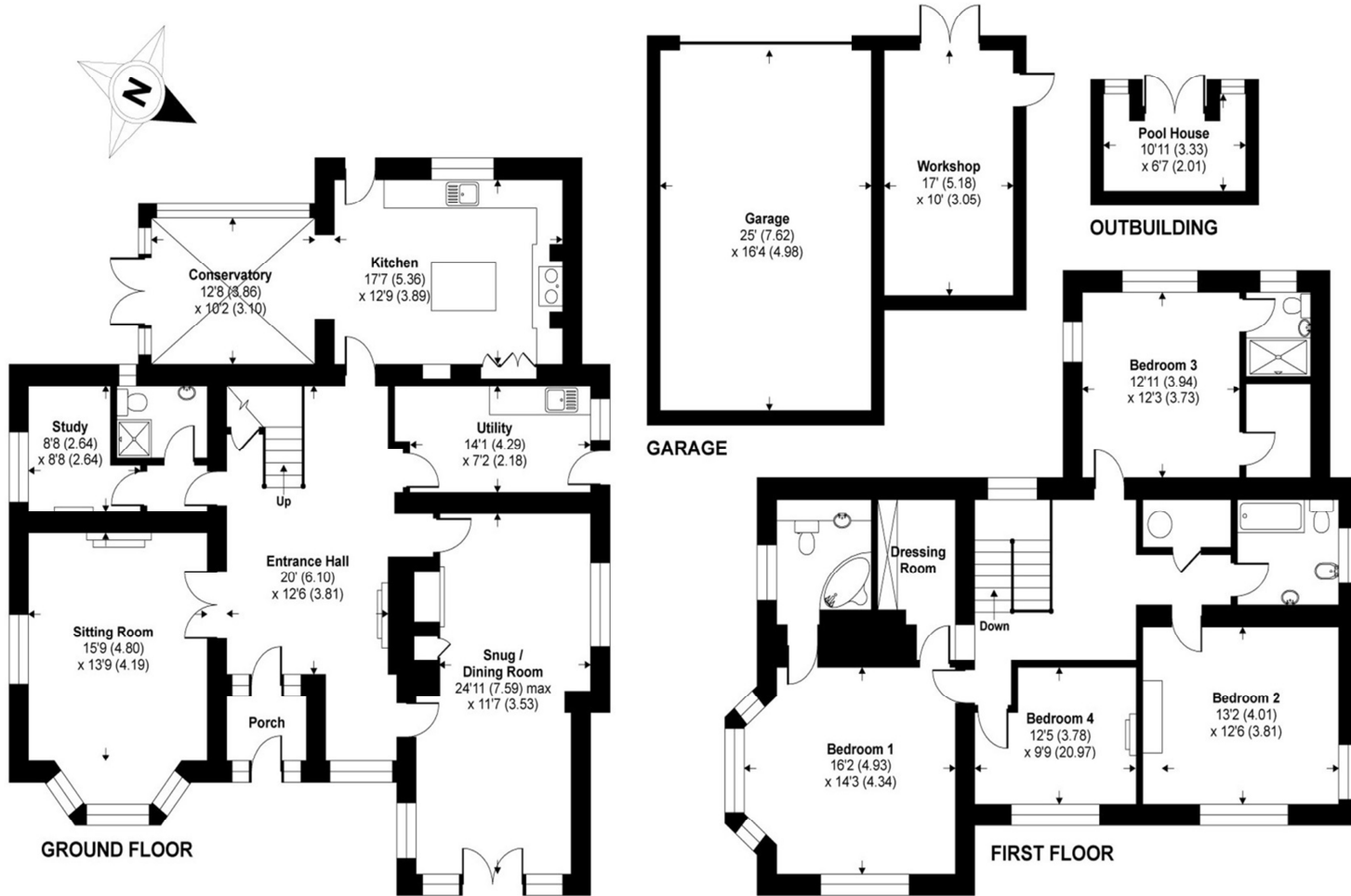
## Outside

To the front lies a magnificent terrace with breathtaking views of the Camel Estuary and the countryside beyond. Steps lead down to a generous area of lawn. To one side is an attractive small heated pool and pool house. The boundaries are planted with a variety of mature hedges and trees that provide a good level of privacy. The driveway leads up to the garage which can house four Land Rovers and there is an adjoining workshop. To the rear is a beautiful sun trap. This area comprises a raised terrace with a pond, a vegetable garden and greenhouse. A well with a pump and a brick built outbuilding.



# Cartrea, Dennis Lane, Padstow

APPROX. GROSS INTERNAL FLOOR AREA 3514 SQ FT 326.4 SQ METRES (INCLUDES GARAGE & WORKSHOP / EXCLUDES OUTBUILDING)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Property Information

**Postcode:** PL28 8DP

**Council Tax Band:** F

**Services:** Mains gas, electricity. Drainage, Water (metred) B.T. Broadband.

**Fixtures and fittings:** Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

**Local Authority:** Cornwall Council, Truro, TR1 3AY Telephone 0300 1234100

**Viewing:** By appointment with Jackson-Stops & Staff's Truro office: 01872 261160

**Fast Find:** 60357

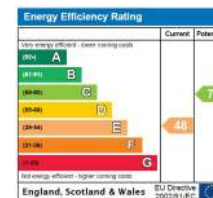
## Directions

Proceed into Padstow on the A389. Turn right after Tesco's into Sarah's Lane. At the junction of Sarah's Lane and Dennis Road, turn right into Dennis Lane and the property can be found 100 meters down on the right hand side.



## Important Notice

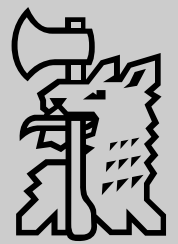
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