

14 Rainyfields

PADSTOW



Jackie Stanley
ESTATE AGENTS



- **Quiet Residential Cul De Sac**
- **Deceptively Large Detached Bungalow**
- **Comprehensively Refurbished & Modernised**
- **Three Bedrooms & Modern Shower Room**
- **Two Reception Rooms & Utility Room**
- **Integral Garage & Driveway Parking**
- **Beautifully Landscaped Front & Rear Gardens & Patio**
- **Situated within a short walk of the Harbour, Cafes & Restaurants of Picturesque Padstow**



Located within a quiet and favoured residential cul-de-sac in the highly sought after, historic and picturesque fishing village of Padstow, 14 Rainyfields is a deceptively spacious three bedroom detached bungalow cited just a few minutes walk of the harbour, quaint shops, cafes and restaurants.

14 Rainyfields has recently undergone a comprehensive scheme of refurbishment and modernisation and now offers an extremely comfortable contemporary home of real style. With three bedrooms, two reception rooms, front and rear gardens, a garage and driveway parking, 14 Rainyfields really does present a superb opportunity to purchase a home in picturesque Padstow.

The accommodation is light, bright and stylish with an inviting entrance hall and all rooms leading off. The lounge has a large picture window to the front aspect which absorbs a huge amount of natural light. There is a feature gas fireplace and plenty of space for sofas and occasional furniture. The kitchen/dining room is fitted with a comprehensive and contemporary range of floor and wall cabinets and drawers complete with an integrated eye level electric oven, ceramic hob with extractor above, composite sink, tall fridge/freezer and dishwasher. Separated by an open archway, the dining area provides a pleasant space for dining. From the kitchen is a separate utility room with floor cabinet, space and plumbing for white goods, work surface, back door to garden, cupboard, cloakroom and internal door to the single garage. This has an electric up and over door.

On the other side of the property are the three bedrooms, two doubles and one single. There is a modern fitted shower room complete with tiled floors and half tiled walls, large vanity unit below the ceramic sink, low level flush WC with hidden cistern, heated towel rail and shower enclosure with sliding glass doors. 14 Rainyfields benefits from UPVC double glazed windows and doors, a mains gas central heating system and Karndene flooring in the majority of rooms.

To the front of the bungalow is a pretty garden mainly laid to lawn enclosed by a low picket fence with central path and gate leading to the front door and around the side. The rear garden is fully enclosed with areas of great interest. This incorporates a lawn, Delabole slate patio with Pergola, raised decking, raised planters, greenhouse and garden shed. The physical boundaries include both Cornish stone walling and timber fencing. Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band D. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

14 Rainyfields, Padstow, PL28 8EZ
£490,000 guide



t: 01841 532555
 e: sales@jackie-stanley.co.uk
 1 North Quay
 Padstow
 Cornwall
 PL28 8AF



Situated within a few minutes of the harbour, quaint shops, cafes and restaurants of vibrant Padstow, we at Jackie Stanley suggest a viewing at your very earliest convenience.

The historic and picturesque fishing town of Padstow is located on the magical North Coast of Cornwall, offering an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant. An area of outstanding natural beauty, there are an abundance of stunning sandy beaches within a few miles as well as the revered championship golf course at Trevoze. The town also has a supermarket and excellent Primary School.

For more extensive shopping facilities, the thriving market town of Wadebridge is just seven miles distant and offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately twenty miles distant with the nearest airport at Newquay approximately fourteen miles away with domestic and international flights.

To find 14 Rainyfields, head towards Padstow on the A389. As you arrive in Padstow, turn left into Grenville Road just before the primary School. Follow Grenville Road down for approximately 300 yards and then turn right into Hawkins Road. At the end of Hawkins Road, head straight over the crossroads onto Raleigh Road. Pass Rainyfields Close and number 14 can be found along on the left hand side. The postcode for satellite navigation is PL28 8EZ. What3words: smart.founding.broached

