

24 Raleigh Close

PADSTOW




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ESTATE AGENTS



- **Impressive Family Home in Favoured Residential Cul-De-Sac**
- **Four Bedrooms with Master En-Suite**
- **Well Balanced Accommodation**
- **Modern Fitted Kitchen & Bathrooms**
- **Enclosed South Facing Garden**
- **Driveway Parking for Two Vehicles**
- **Just a short walk from the Harbour, Restaurants, Shops & Local School of Picturesque Padstow**
- **Great Family Home**

An impressive four-bedroom family residence offering generous and well-balanced accommodation, 24 Raleigh Close is located in a favoured cul-de-sac just a few minutes walk from the harbour, restaurants, and shops of the vibrant and picturesque town of Padstow.

Constructed of traditional concrete block cavity walls beneath an interlocking concrete tiled roof, the property has been thoughtfully maintained and enhanced, benefitting from sealed unit double glazing replaced in 2023, together with uPVC fascias, soffits and gutters, ensuring both comfort and efficiency.

Upon entering, a welcoming entrance hall sets the tone for the accommodation beyond. The living room is both stylish and inviting, featuring a recently installed wood-

burning stove set upon a slate hearth, providing an attractive focal point and a cosy atmosphere for everyday living.

Flowing seamlessly from the living room is the dining room, an ideal space for entertaining with French doors opening directly onto the rear garden and patio, allowing for an abundance of natural light and effortless indoor-outdoor living.

The contemporary kitchen is well appointed with a comprehensive range of fitted base and wall units complemented by laminated work surfaces and tiled surrounds. Integrated appliances include an electric oven with gas hob and extractor hood, fridge, freezer and dishwasher. A personal door provides convenient access to the rear garden. Adjoining the kitchen is a useful utility room with additional storage and plumbing for laundry appliances, which in turn provides access to the integral garage. The garage has an electric up and over door. A ground floor cloakroom completes the downstairs accommodation.

The first floor offers four generously proportioned bedrooms, providing excellent flexibility for family living, home working or guest accommodation. The principal bedroom benefits from built-in wardrobes and a well-appointed en-suite shower room.

24 Raleigh Close, Padstow PL28 8BQ
£499,950 guide





Bedrooms two and three enjoy far-reaching views across the town towards the deer park, enhancing the sense of space and outlook. A stylish family bathroom serves the remaining bedrooms, fitted with a modern suite including a 'P'-shaped bath with shower over.

The rear garden is a particular feature, being fully enclosed and laid predominantly to lawn, with a patio seating area ideal for al fresco dining. A traditional Cornish stone hedge forms the rear boundary, providing both character and privacy. To the front of the property is a block paved driveway providing off-street parking for two vehicles. Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band D. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile coverage.

The historic harbour town of Padstow sits proudly on Cornwall's dramatic North Coast, renowned for its timeless fishing heritage, picturesque streets and thriving culinary scene. The town is home to an enviable collection of cafés, bars and award-winning restaurants, including Paul Ainsworth's Michelin-starred No.6, the stylish seafood bar Prawn on the Lawn, and Rick Stein's world-famous Seafood Restaurant.

Surrounded by an Area of Outstanding Natural Beauty, Padstow is perfectly positioned for lovers of the outdoors. Within just a few miles lie some of Cornwall's most celebrated sandy beaches, ideal for sailing, surfing and family days out, while Trevose Golf & Country Club offers a championship links course with breathtaking sea views. Padstow is also well connected. The nearest mainline railway station at Bodmin Parkway (approx. 20 miles) provides direct links to London, while Newquay Airport (approx. 14 miles) offers domestic and international flights.

To find 24 Raleigh Close, head towards Padstow on the A389. As you arrive in Padstow, pass the primary School and the school field and then take the next left into Raleigh Close. Take the next right and number 24 can be found towards the end of the cul de sac on the right hand side. The postcode for satellite navigation is PL28 8BQ.
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