

An Dyji

PADSTOW



Jackie Stanley

ESTATE AGENTS



- **Contemporary Detached House Overlooking the Camel Estuary**
- **Prominent & Highly Sought After Location**
- **Far Reaching Views of the Camel Estuary**
- **Two Double Bedrooms & Two Contemporary Bathrooms**
- **Reverse Living Accommodation**
- **Private Walled Gardens & Ample Driveway Parking**
- **EV Charger & Atmoph Digital Window Display**
- **Situated within a Short Walk of the Vibrant Harbour, Cafés & Restaurants of Picturesque Padstow**



This uniquely situated contemporary new build is located in the highly sought after, historic and picturesque fishing village of Padstow, boasting a beautiful backdrop with far reaching views of the Camel Estuary within a few minutes of the vibrant quayside, quaint shops, cafes and restaurants.

An Dyji was conceived and constructed in 2023 and exhibits an array of modern and appealing attributes including thermally efficient ICF construction method, Atmoph digital window display, Tesla EV charger, voice activated lighting, Jo Downs bespoke splashback, Moduleo flooring, Hive active heating controls, aluminium bi-fold doors and a wraparound balcony.

The reverse living accommodation comprises two large double bedrooms, master en-suite and family bathroom on the ground floor together with a small utility room and entrance hall with a uniquely curved wall.

The open plan living space incorporates the entire first floor, with a high vaulted and beamed ceiling and abundance of natural light. The room focuses around the framed views of the Camel Estuary, and rightly so. French doors open at both ends of the room to the wrap around balcony and garden to the rear. The kitchen incorporates rich navy blue floor and wall cabinets and drawers together with an in-built breakfast bar and integrated induction hob, electric oven, microwave, fridge/freezer, dishwasher, wine cooler and Quartz work surfaces.

The attractive walled gardens wrap around the side and rear of the building, providing privacy and seclusion as well as a real suntrap. A combination of lawn and patio form the basis of this inviting space which offers a glorious aspect of the Camel estuary and beyond. An abundance of colour, raised beds and direct access to the first floor via the wraparound

An Dyji, Padstow PL28 8DD

£1,150,000 guide



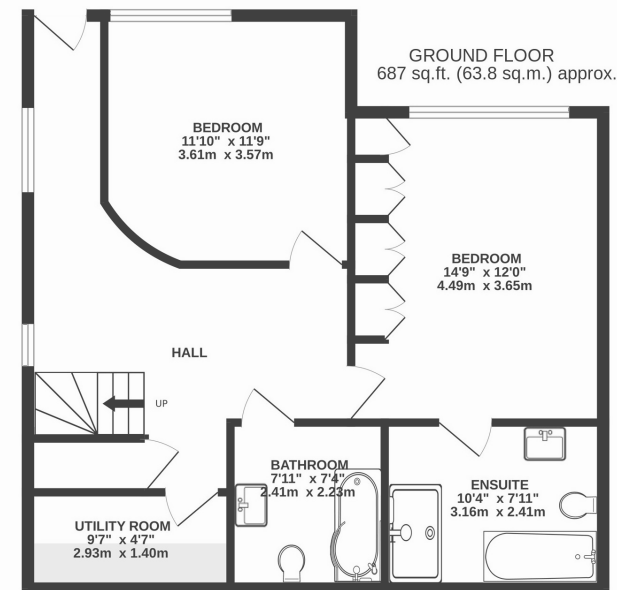
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balcony add to the appeal of this attractive contemporary abode. Services to the property include mains gas, water, electricity and drainage. EPC rating B. Council tax band D. Ofcom suggest standard broadband availability. Ofcom suggest 5G mobile connectivity.

The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafés, 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 Stein's esteemed Seafood restaurant. An area of outstanding natural beauty, there are an abundance of sandy beaches within 2 to 4 miles as well as the championship golf course at Trevose. The town also has a supermarket and excellent Primary School. For more extensive shopping facilities, the thriving market town of Wadebridge is just 7 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 20 miles distant with the nearest airport at Newquay approximately 14 miles away.

To find An Dyji, drive towards Padstow on the A389. As you approach Padstow, turn right at signs for the town centre and follow the road down the hill. Just after the road bears right, pass the turning to Dennis Road and An Dyji is the next house on the right hand side. The postcode for satellite navigation is PL28 8DD. What3words: certainty.neckline.shame



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 sq.m.) approx.

