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Changing Lifestyles

29 Grenville Road
Padstow
PL28 8EX



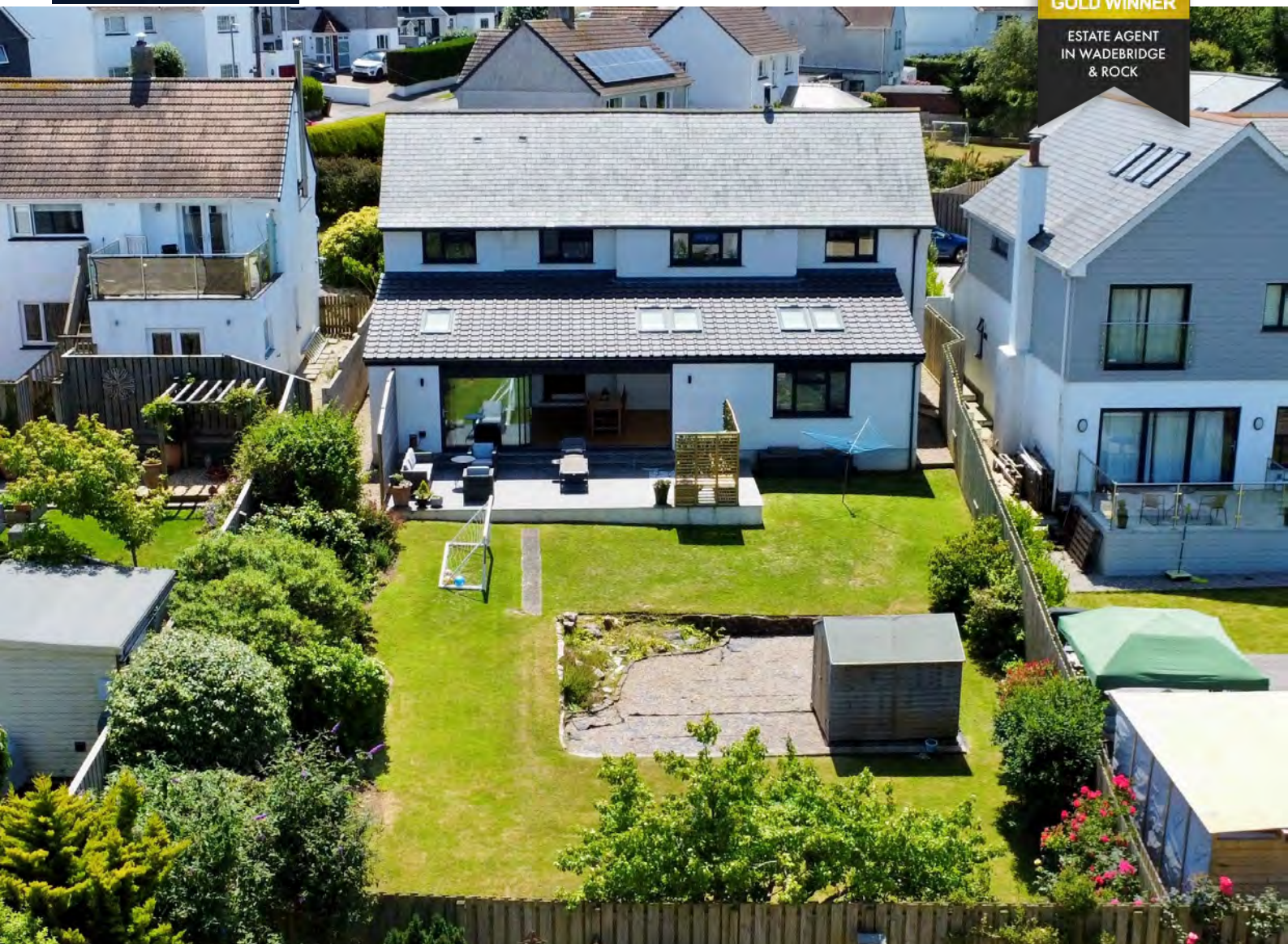
BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £800,000



Changing Lifestyles

01208 814055

29 Grenville Road, Padstow, PL28 8EX



A Thoughtfully Renovated Family Home Blending Style, Space & Modern Comfort in a Peaceful Cul-de-Sac Setting.

- Fully renovated 1950s home, completed in 2023
- Four double bedrooms, including one on the ground floor
- Two stylish bathrooms plus additional WC
- Bespoke oak staircase and warm oak flooring throughout ground floor
- Practical Utility Room
- Driveway parking for three vehicles; side access to both sides of the property
- Multiple versatile rooms
- Popular Coastal Location
- Council Banding - E
- EPC - C



Tucked away in a peaceful cul-de-sac shared with just three other updated homes, 29 Grenville Road is a strikingly renovated 1950s property, thoughtfully reimagined and completed to a high standard in 2023. Blending spacious, light-filled interiors with intelligent design, this home offers both style and flexibility for modern family living.

Upon arrival, a glazed porch sets the tone for the home within—clean lines, quality materials, and an effortless sense of flow. Step into the broad entrance hallway, where the natural warmth of oak flooring immediately creates a welcoming and calm atmosphere.

To the left, a generous snug offers the perfect space to unwind, complete with a contemporary wood-burning stove and ample room for relaxed seating. Further along the hallway, a flexible additional room awaits—ideal as a playroom, reading nook, or home office, with the adaptability to change as your needs evolve.

A short flight of steps leads down into the spectacular open-plan kitchen, dining, and living area, where a vaulted ceiling and a full wall of bi-fold doors flood the space with natural light and open seamlessly to the garden. Remote-controlled Velux windows enhance the sense of brightness and airiness, while the thoughtful layout allows for distinct zones to relax, cook, and entertain.

The heart of the home is the contemporary kitchen, featuring sleek appliances, extensive worktop space, and a striking central island—perfect for casual breakfasts or lively gatherings. Double doors lead from the kitchen into a separate room currently used as a study, which could just as easily serve as a snug, craft room, or additional lounge.

Back in the main hallway, you'll find a practical utility room with laundry space and storage, as well as a full-height cupboard housing the home's tech and heating systems. At the rear of the ground floor is a fourth double bedroom—currently set up as a home office—ideal for guests or anyone seeking ground-floor accommodation.

This lower section of the house benefits from underfloor heating (separately zoned for the bedroom), while the extension and open-plan area also feature underfloor heating for year-round comfort. Gas central heating services the remainder of the property, including the upstairs, snug, and hallway.

The bespoke oak staircase adds a beautiful architectural detail, with a stylish guest WC positioned on the half-landing. At the top, a generous first-floor landing offers a sense of openness and light.

Upstairs, three spacious double bedrooms await. The principal suite is a standout, with dual-aspect windows, a full wall of fitted wardrobes with integrated lighting, and glorious natural light throughout the day. Two further double bedrooms, each with built-in storage, enjoy peaceful garden views.

A large family bathroom is finished to a high standard, complete with a freestanding bath, walk-in shower, WC, and basin. A second shower room, also beautifully finished, adds everyday convenience—and could be reconfigured to create an en suite, if desired.

Throughout the home, the interiors are defined by pale tones, quality finishes, and a calming aesthetic that ties every room together.

Outside, the sun-filled garden is a true highlight. A generous paved terrace spans the rear of the house, enjoying afternoon and evening sunshine—perfect for entertaining, al fresco dining, or simply soaking in the spectacular sunsets. The lawned garden is fully enclosed and includes mature borders, a garden shed, and side access leading to the front. There, a sheltered seating area captures the morning light, and there is off-street parking for three vehicles.

This is a rare opportunity to own a move-in-ready, design-led family home in a quiet, close-knit community—ideal for families, remote workers, or anyone seeking space, light, and a high standard of modern living.



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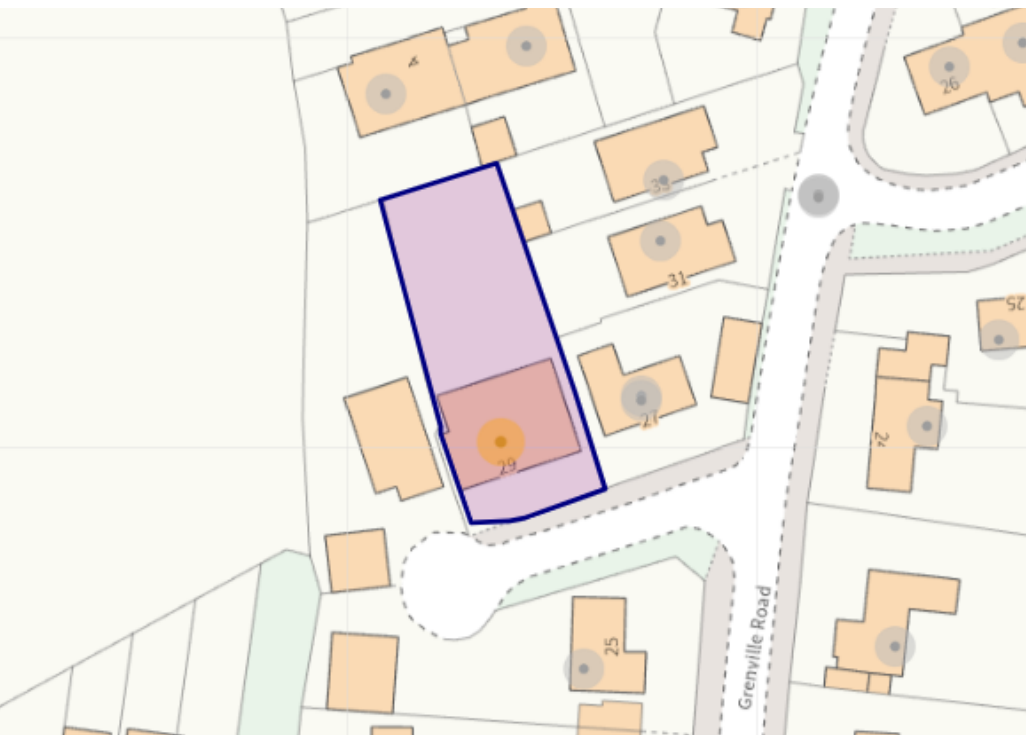
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Padstow is one of Cornwall's most sought-after coastal towns, renowned for its charm, character, and stunning harbour setting. Nestled on the Camel Estuary, this vibrant fishing port has evolved into a thriving destination offering a blend of natural beauty, fine dining, and relaxed seaside living.

The town is famous for its food scene, with world-class restaurants and cafes, including those by Rick Stein and Paul Ainsworth, attracting food lovers from across the UK. Quaint streets lined with independent shops, galleries, and traditional pubs give Padstow its unique atmosphere, while the working harbour provides a constant connection to its maritime roots.

Outdoor enthusiasts are spoiled for choice, with access to scenic walking and cycling routes, including the popular Camel Trail, as well as opportunities for sailing, surfing, and paddleboarding. The area boasts several nearby beaches, such as Trevone, Harlyn Bay, and Constantine—each offering golden sands and beautiful coastal walks.

Padstow also enjoys excellent connectivity for a coastal town, with Newquay Airport just over 20 minutes away and links to mainline rail services via Bodmin Parkway. Whether as a full-time residence or holiday retreat, Padstow offers the perfect balance of tranquillity, community, and coastal lifestyle.



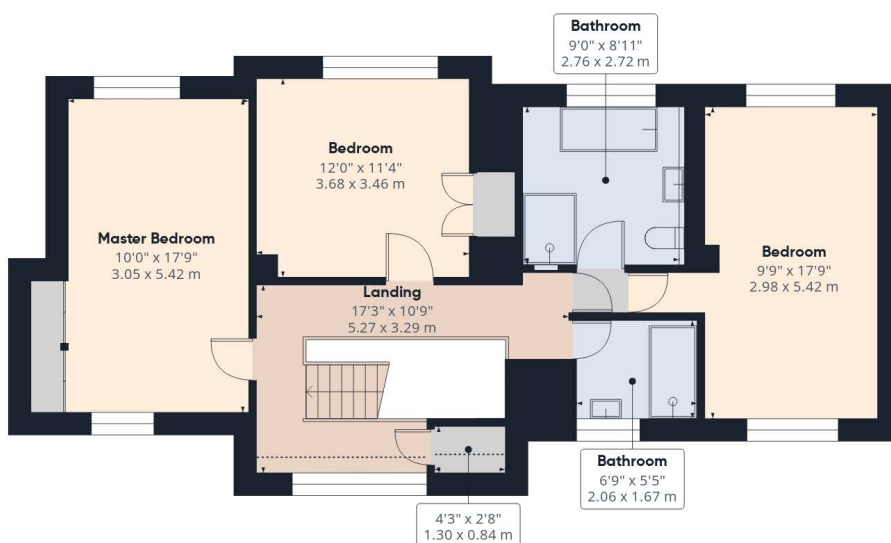
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