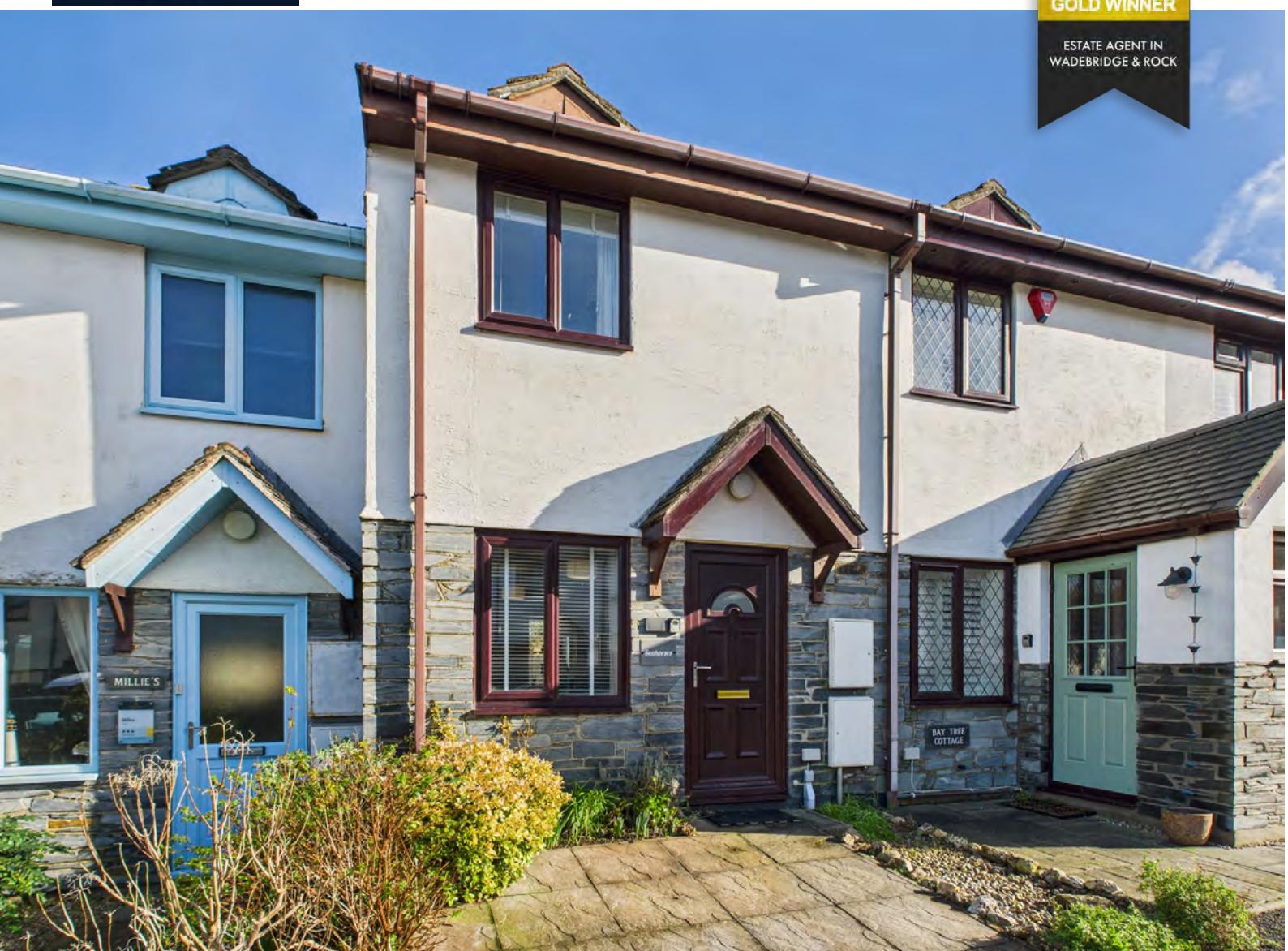




Bond
Oxborough
Phillips
Changing Lifestyles

52 Raleigh Close
Padstow
PL28 8BQ



Guide Price - £315,000



Changing Lifestyles

01208 814055

52 Raleigh Close, Padstow, PL28 8BQ



52 Raleigh Close - A Modern coastal home just a short walk from Padstow Harbour

- Modern, stylish 2-bedroom terraced home in the heart of Padstow
- Currently operated as a successful holiday let
- Open-plan living and dining room
- Modern kitchen with 4 point gas hob
- Two double bedrooms
- Master with built-in wardrobes
- Family bathroom with bath/shower, WC, and basin
- Private low-maintenance rear garden with decking
- Short walk to Padstow harbour, pubs, shops, and beaches
- Access to Camel Estuary ferry for trips to Rock
- Chain Free!
- Council Banding - C
- EPC - C



A modern and stylish two-bedroom terraced home, ideally positioned within the ever-popular fishing village of Padstow. Previously operated as a successful holiday let, this well-presented property offers versatile living space, private parking, and an enviable location just a short walk from the harbour.

Upon entry, you are welcomed straight into the heart of the home, a well-proportioned open-plan living and dining room. This inviting space offers ample room for furnishings, with a layout that allows owners to be creative and adaptable in how the space is used. A trendy electric fire creates an attractive focal point, while wood-effect flooring throughout the ground floor provides a contemporary finish with low-maintenance appeal. A large double-glazed window floods the room with natural light, and a generous storage cupboard neatly tucked beneath the stairs adds valuable practicality.

To the rear of the property sits the modern kitchen, which has been upgraded in recent years. It features a four-point gas hob, eye-level integrated oven, and an excellent range of cupboard and drawer space. LED lighting lining the plinths adds a touch of luxury, while the sink is positioned beneath a double window overlooking the rear garden. The gas boiler is also located here and has been regularly serviced by the current owners. An additional breakfast bar has been installed, creating extra seating and making the kitchen a sociable and functional space. A single door provides convenient access out to the rear garden.

Upstairs, the property offers two well-sized double bedrooms accessed from the landing. The principal bedroom benefits from built-in wardrobe space and, on a clear day, enjoys pleasant countryside views. The second bedroom is currently arranged as a twin room, highlighting the flexibility of the accommodation. A centrally positioned family bathroom completes the first floor, featuring a bath with shower over, WC, and wash basin. A further handy storage cupboard can also be found off the landing.

Externally, the property enjoys a private, low-maintenance rear garden comprising a decked seating area, patio space, and a garden shed. A rear gate provides direct access to the allocated parking space, clearly marked as number 52. To the front, there is a small patio area bordered by low-maintenance shrubs, creating a welcoming approach to the home.

The true highlight of this property is its location. Just a short stroll away lies Padstow's iconic harbour, with its array of highly regarded pubs, shops, and renowned beaches all within easy reach, not to mention the ever-popular Camel Estuary ferry offering a scenic trip across to Rock.

Offered to the market chain free, this superb home would suit a range of buyers, from those seeking a main residence or second home to those looking for a property with proven holiday let potential. Early viewing is highly recommended.



Changing Lifestyles

Padstow is one of Cornwall's most iconic and sought-after coastal towns, renowned for its picturesque harbour, vibrant maritime atmosphere, and exceptional lifestyle appeal. Once a traditional fishing port, the town

has evolved into a thriving destination offering an excellent range of independent shops, cafés, and highly regarded restaurants, while still retaining its strong local character.

The harbour forms the heart of the town and is just a short walk away, providing easy access to a selection of popular beaches, scenic coastal walks, and the famous Camel Estuary. The Camel Trail offers a largely traffic-free route for walking and cycling through stunning countryside towards Wadebridge and Bodmin, while the estuary ferry provides a charming and convenient link across to Rock.

Padstow benefits from good transport connections, with Wadebridge and the A39 within easy reach, offering onward access across Cornwall. With its combination of coastal scenery, amenities, and year-round appeal, Padstow remains a highly desirable location for main residences, second homes, and holiday investment alike.

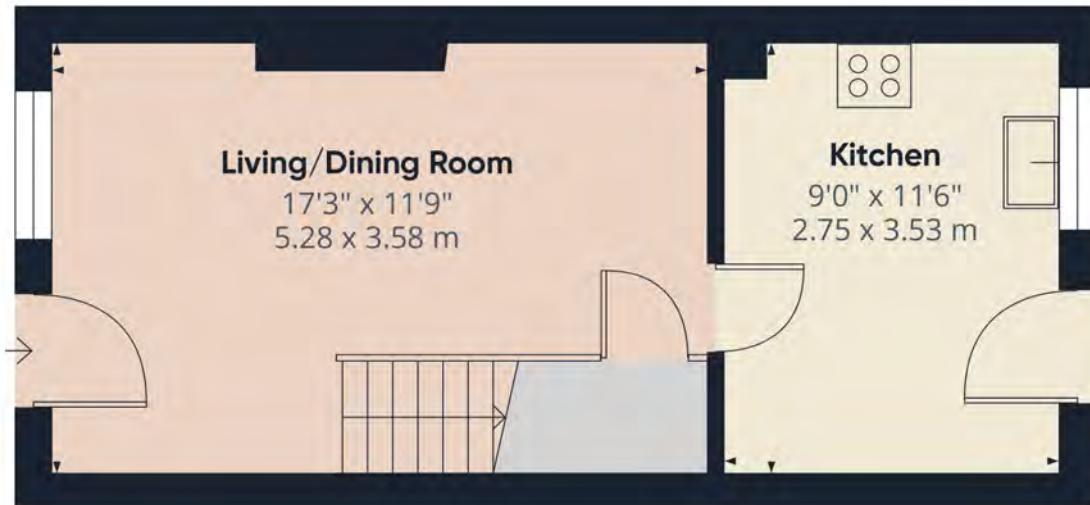


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

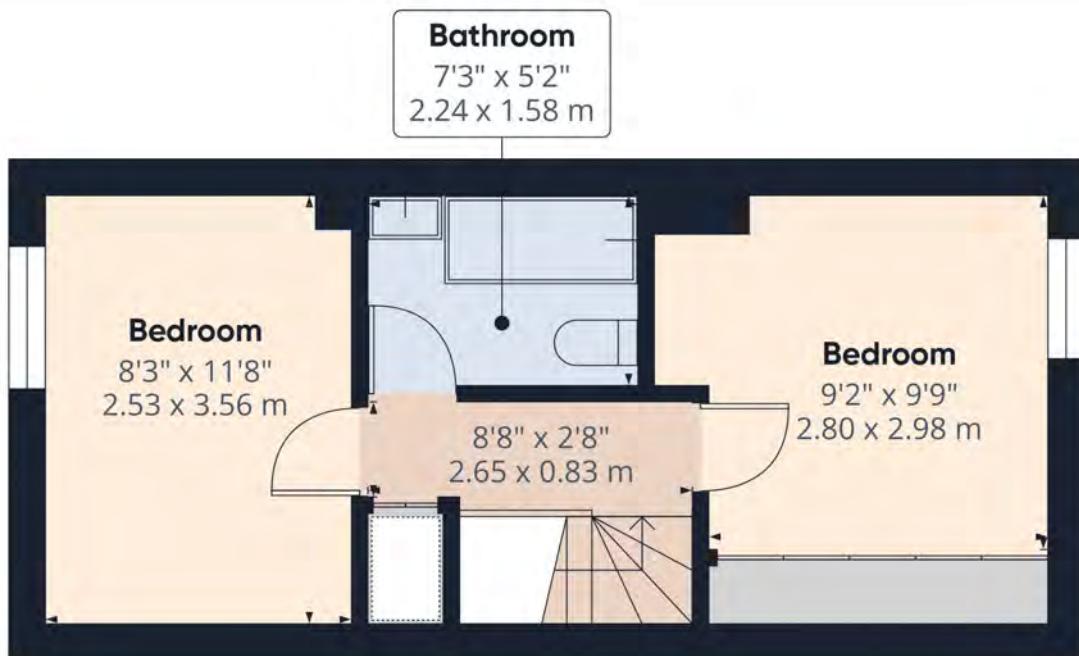
Scan here for our Virtual Tour:



Changing Lifestyles



Floor 0



Floor 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.