



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Sarahs Meadow,  
Padstow,  
PL28 8LX



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Guide Price - £875,000**



Changing Lifestyles

01208 814055

# 2 Sarahs Meadow, Padstow, PL28 8LX



2 Sarahs Meadow – A beautifully positioned four-bedroom detached home in Padstow enjoying stunning views across the Camel Estuary

- Four-bedroom reversed living home designed to maximise views
- Three ground floor double bedrooms with en-suite bathrooms
- Fourth bedroom on first floor with separate family bathroom
- Open-plan kitchen and dining area with plenty of natural light
- Balcony with estuary and countryside views
- Ground floor utility room
- Integral garage with additional storage
- Two workshops below the property with external access
- Versatile layout ideal for family living or guest accommodation
- Currently operating as a successful B&B
- Central Padstow location close to harbour, restaurants and amenities
- Council Banding - G
- EPC - C



Tucked away in the heart of Padstow, this light and spacious four-bedroom home offers a versatile reversed-living layout, perfectly designed to make the most of its elevated position and picturesque estuary and countryside views.

Upon entering the property on the ground floor, you are welcomed by three generously sized double bedrooms, each benefiting from its own private en-suite bathroom, providing comfort and privacy for family members or visiting guests. Also on this level is a practical utility room, offering additional storage and laundry space, with direct access through to the integral garage which provides further storage options.

Stairs lead to the first floor where the home truly opens up. Here you will find a bright and airy open-plan kitchen and dining area, an ideal space for entertaining or relaxing with family. Large windows and access to the balcony allow natural light to flood the room while perfectly framing the attractive estuary and countryside views. The balcony provides a wonderful spot to enjoy morning coffee or evening sunsets.

Also located on the first floor is the fourth bedroom, along with a separate family bathroom, making this level ideal as a private suite for owners or additional guest accommodation.

Externally, the property also benefits from access to two useful workshops situated beneath the house, both with their own external access, providing excellent additional storage or potential for hobbies and practical workspace.

Presented in good condition throughout, the property offers a light, welcoming feel with well-proportioned living spaces. Currently operating as a successful bed and breakfast, the layout lends itself perfectly to continued hospitality use, while also offering excellent potential as a spacious family home or coastal retreat.

Situated in the very heart of Padstow, the property is within easy reach of the town's renowned restaurants, charming harbour, independent shops and beautiful coastal walks, making it a superb opportunity to enjoy all that this sought-after Cornish destination has to offer.



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Situated in the heart of the highly sought-after harbour town of Padstow, this property enjoys an enviable position within easy reach of the town's vibrant waterfront, renowned restaurants and charming independent shops. Often referred to as the culinary capital of Cornwall, Padstow is famous for its excellent food scene, picturesque working harbour and relaxed coastal lifestyle.

The town offers a variety of amenities including cafés, galleries, boutique shops and traditional pubs, all set within a network of narrow streets that lead down to the bustling quayside. Padstow is also well known for its association with celebrated chef Rick Stein, whose restaurants have helped place the town firmly on the culinary map.

For those who enjoy the outdoors, the beautiful Camel Estuary provides a stunning backdrop for watersports, sailing and paddleboarding, while the popular Camel Trail offers miles of scenic walking and cycling between Padstow and Wadebridge. A number of spectacular sandy beaches are also within easy reach, including the renowned surfing beach at nearby Constantine Bay and the family-friendly shores of Harlyn Bay.

With its combination of natural beauty, excellent dining, coastal walks and year-round appeal, Padstow remains one of Cornwall's most desirable destinations for both permanent living and holiday accommodation.



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.

Virtual Tour:



# Changing Lifestyles



## 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.