

GROUND FLOOR  
1877 sq.ft. (174.4 sq.m.) approx.

1ST FLOOR  
1817 sq.ft. (168.8 sq.m.) approx.



TOTAL FLOOR AREA : 3695 sq.ft. (343.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ESTUARY VIEW, HIGH LANES LITTLE PETHERICK, WADEBRIDGE

PRICE £1,100,000



PRESENTING ESTUARY VIEW AN EXCEPTIONAL AND CONTEMPORARY DETACHED HOME, METICULOUSLY DESIGNED TO EPITOMIZE LUXURY AND COMFORT, AND SET FOR COMPLETION BY MID-2025. IDEALLY LOCATED ON THE OUTSKIRTS OF THE CHARMING TOWN OF PADSTOW, THIS OUTSTANDING PROPERTY IS JUST A SHORT DRIVE FROM THE RENOWNED BEACHES OF THE SEVEN BAYS. ESTUARY VIEW SPANS APPROXIMATELY 334 SQUARE METERS, THIS HOME OFFERS REVERSE LIVING ACCOMMODATION WITH OPEN-PLAN SPACES ON THE FIRST FLOOR TO MAXIMIZE THE BREATHTAKING VIEWS OF THE COUNTRYSIDE AND THE DISTANT CAMEL ESTUARY. THE LAYOUT COMPRISES 5 GENEROUSLY SIZED BEDROOMS, FOUR ELEGANT BATHROOMS, A FAMILY ROOM, AND A PRIVATE STUDY, CATERING TO ALL YOUR LIFESTYLE NEEDS.

**Disclaimer:** The Agent has 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. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





#### The Property

Presenting Estuary View an exceptional and contemporary detached home, meticulously designed to epitomize luxury and comfort, and set for completion by mid-2025. Ideally located on the outskirts of the charming town of Padstow, this outstanding property is just a short drive from the renowned beaches of the Seven Bays. Estuary View spans approximately 334 square meters, this home offers reverse living accommodation with open-plan spaces on the first floor to maximize the breathtaking views of the countryside and the distant Camel Estuary. The layout comprises five generously sized bedrooms, four elegant bathrooms, family room, and a private study, catering to all your lifestyle needs. Finished to the highest contemporary standards, the property will feature luxurious touches such as underfloor heating throughout, electronically operated Velux windows, and bespoke finishes for all bathrooms, en-suites, and kitchens, including premium integrated appliances. Oak internal doors and the option to tailor certain finishes ensure a personalized, sophisticated style throughout. The exterior of the property is just as impressive, offering a beautifully landscaped and fully enclosed garden—perfect for entertaining or unwinding in tranquility. There are two substantial balconies provides a picturesque space to soak in the stunning surroundings, while ample driveway parking and an integrated garage complete this remarkable home. Don't miss the opportunity to own this bespoke masterpiece, offering an unparalleled lifestyle in an idyllic location. Reserve your dream home today and prepare to experience refined contemporary living at its finest!

Exclusive New Home Special Offer! Take advantage of this incredible opportunity to personalise your new home to suit your taste and style. Kitchen Perfection: Choose from a full range of stylish kitchen units and premium solid worktops, featuring top-quality Bosch or Neff appliances. Bathroom Elegance: Enjoy the freedom to select your preferred bathroom sanitary ware and tiles. Wall Colours: Add your own flair with a choice of wall colours. Finishing Touches: Personalise your home further with a selection of internal door hardware. Flooring Options: Complete your perfect home with your choice of floor coverings. All options are available from a chosen range or budget. This exclusive offer is valid until internal works begin—secure your dream home today and make it uniquely yours!

Agents note :- All existing electrical poles and cables running along the eastern side of the site are to be removed and installed underground.

## Room Descriptions

### Galleried Entrance Hall

2.9m x 3.160m (9' 6" x 10' 4") With glass, Oak and metal stairs to the first floor, electrically operated Velux skylights, storage under stairs

### Bedroom 5

5.060m x 3.160m (16' 7" x 10' 4") With sliding patio doors to the rear, window to the side.

### Bathroom

3.36m x 2.4m (11' 0" x 7' 10") Window to the side. To be fitted with a bath and a separate shower.

### Bedroom 4

5.060m x 4.060m (16' 7" x 13' 4") Large window to the front and side.

### Boot/Plant Room

2.9m x 3.9m (9' 6" x 12' 10") max to the door. Door and window to the rear.

### Bedroom 3

4.04m x 5.140m (13' 3" x 16' 10") Window to the rear, door to the en suite shower room

### En Suite Shower Room

1.350m x 3.35m (4' 5" x 11' 0")

### Family Room

4.77m x 4.6m (15' 8" x 15' 1") Sliding doors to the rear, door to the side.

### Bedroom 2

4.4m x 2.81m (14' 5" x 9' 3") With sliding patio doors to the front, door leading to the en suite shower room.

### En Suite Shower room

3.3m x 1.35m (10' 10" x 4' 5")

### Integral Garage

6.360m x 4.77m (20' 10" x 15' 8") With electric roller door, door and window to the side.

### Landing Gallery

From the staircase you are met with a vaulted ceiling with four electrically operated Velux skylights and leading to the main lounge/living kitchen area with balconies to the front and rear of the property overlooking fields and sea on both sides.

### Living/kitchen area

11m x 9.0m (36' 1" x 29' 6") This is a truly impressive space with vaulted ceilings, triangular windows to the gable and patio doors leading to both the balconies placed to the front and rear of the building providing great rural and sea views. The kitchen will be fitted with high end appliances for all your culinary requirements.

### Pantry

1.4m x 2.82m (4' 7" x 9' 3")

### Study

3.405m x 3.315m (11' 2" x 10' 11") With a Velux skylight

### Bedroom 1

5.06m x 4.060m (16' 7" x 13' 4") This master bedroom suite is accessed from a small lobby. This leads into the bedroom, dressing room and the en suite bathroom. The bedroom has patio doors to the front and window to the side.

### Dressing Room

3.5m x 2.225m (11' 6" x 7' 4") To be fitted with a range of wardrobe cupboards.

### En Suite Bathroom

3.5m x 2.490m (11' 6" x 8' 2") Window to the side. This room will have the benefit of a bath and separate shower cubicle.

### Outside

Estuary View will have a landscaped garden details of which will be advised to the would be purchaser.