



# 32 Treverbyn Road

Padstow





## Location

Padstow, located on Cornwall's stunning north coast, is a designated Area of Outstanding Natural Beauty, offering easy access to renowned sandy beaches and breathtaking coastal walks. This picturesque fishing village boasts a vibrant dining scene, home to celebrated restaurants such as Paul Ainsworth's Michelin-starred No.6, the seafood bar Prawn on the Lawn, and Rick Stein's iconic establishment. With an excellent selection of cafés, public houses, and independent shops, Padstow is a nationally recognized culinary hotspot.

The thriving market town of Wadebridge, just seven miles away, provides further retail and education options. Families will appreciate the local primary and secondary schools, a sports centre and a cinema. Convenient transport links include Bodmin Parkway, the nearest mainline station, approximately 24 miles away, and Cornwall Airport, just 13 miles distant, connecting the area to national and international destinations.





## 32 Treverbyn Road, Padstow, PL28 8DN

Enjoying an enviable elevated position, just a short stroll from the harbour, shops, cafés, and renowned restaurants of the historic fishing village of Padstow, this substantial detached five-bedroom residence has been remodelled and refurbished with reverse living design to maximise the far-reaching views across the Camel Estuary, the iron bridge and beyond.

### The property

- Remodelled and refurbished detached family home
- Reverse living accommodation to maximise the far-reaching views
- Panoramic views across the Camel Estuary, Rock, Porthilly beach, Brea Hill and the Greenaway
- Spacious reception hall with a beautifully designed glass and oak staircase
- Five double bedrooms, each with en suite shower rooms
- Family bathroom and separate utility room
- Superb double aspect first floor open-plan living/kitchen/dining room beautifully designed to maximise the views and natural light
- Bespoke kitchen featuring premium appliances, a central island and black granite tops
- Sitting room with woodburner and dining area with bi-fold doors to a spacious balcony, ideal for al fresco dining and relaxation enjoying the fine views
- Separate family room/study
- Cloakroom / WC

### The garden, garage and parking

- Detached double garage with electric doors and two parking spaces in front
- Driveway parking to the rear (via Egerton Road)
- Beautifully landscaped front garden with winding steps to the main entrance
- Private rear garden, laid to lawn and adorned with a variety of flowers and shrubs
- Garden store

### Tenure, services and material information

Freehold. Mains gas, electricity, water and drainage. Gas fired central heating  
Council Tax: band F

Broadband: Ultra fast broadband available (source:  
<https://www.openreach.com/broadband-network/fibre-availability>)















### What 3 Words

/// nuns.future.wobbles

### Distances

Rock (by pedestrian ferry) - 1.1; Harlyn Bay - 3.1; Trevoze golf club - 4.1,  
Wadebridge - 7; Watergate Bay - 11.2; Cornwall Airport - 12.8;  
Bodmin Parkway - 24.1

(All distances are approximate and in miles)

### Directions

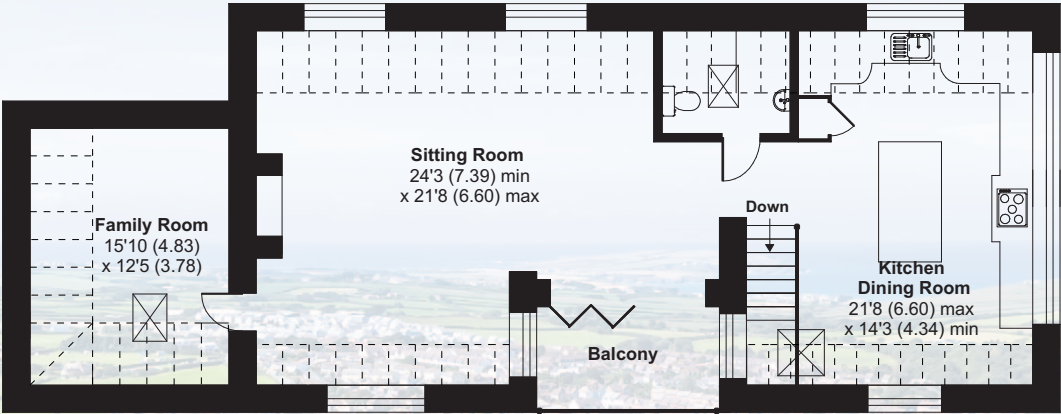
Upon entering Padstow, turn right following signs for the town centre and continue down the hill. Just after the road bears right, turn right into Dennis Road. Within 100 yards, turn left into Treverbyn Road and follow the road down and to the right. Stay left as the road forks and number 32 is the second property on the right-hand side.



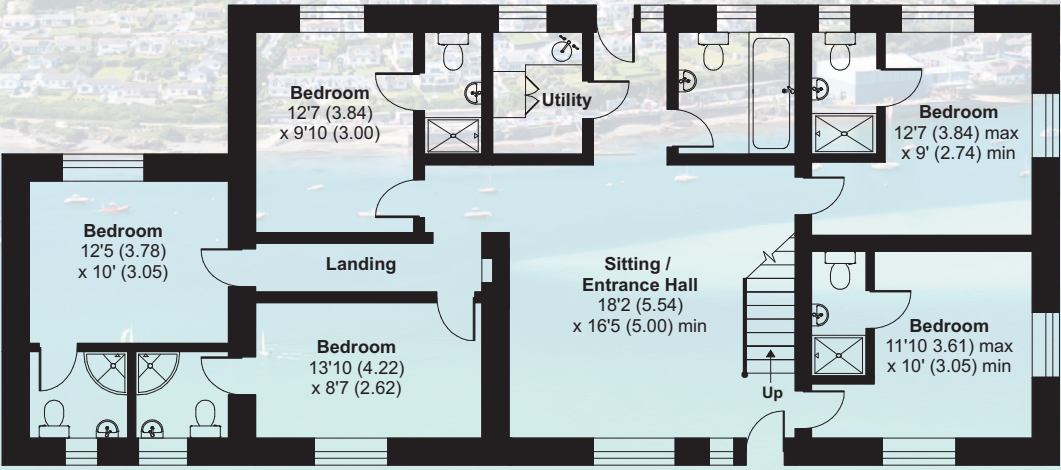


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Main House = 2206 sq ft / 204.9 sq m  
Total = 2798 sq ft / 259.9 sq m (includes garage)  
Limited Use Area(s) = 368 sq ft / 34.1 sq m  
For identification only - Not to scale

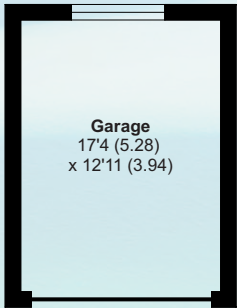


FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy rating summary:  
Current: 73 C  
Potential: 83 B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Shore Partnership Limited. REF: 1290520

**FIXTURES & FITTINGS** Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

**IMPORTANT NOTICE** Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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## WHERE YOU LIVE MATTERS

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