



Jackie Stanley Estate Agents  
 1 North Quay  
 Padstow  
 Cornwall  
 PL28 8AF

t: 01841 532555  
 e: sales@jackie-stanley.co.uk



# Jackie Stanley

ESTATE AGENTS



Classic Grade II Listed Double Fronted Cottage  
 Positioned Yards from the Harbourside  
 Beamed Ceilings & Sliding Sash Windows  
 Two First Floor Bedrooms & Bathroom  
 Cosy Lounge & Kitchen/Diner  
 Private Courtyard & Outbuilding with Exciting Potential  
 Scope for Refurbishment

**5 Strand Street, Padstow**  
**£380,000**

This classic Grade II listed double fronted two bedroom cottage is positioned yards from the harbourside within the sought after picturesque fishing village of Padstow, providing scope for refurbishment, a private courtyard & outbuilding.

For further information about this property please visit our office or call us on

**01841 532555**



Registered Office  
 1 North Quay Padstow Cornwall PL28 8AF

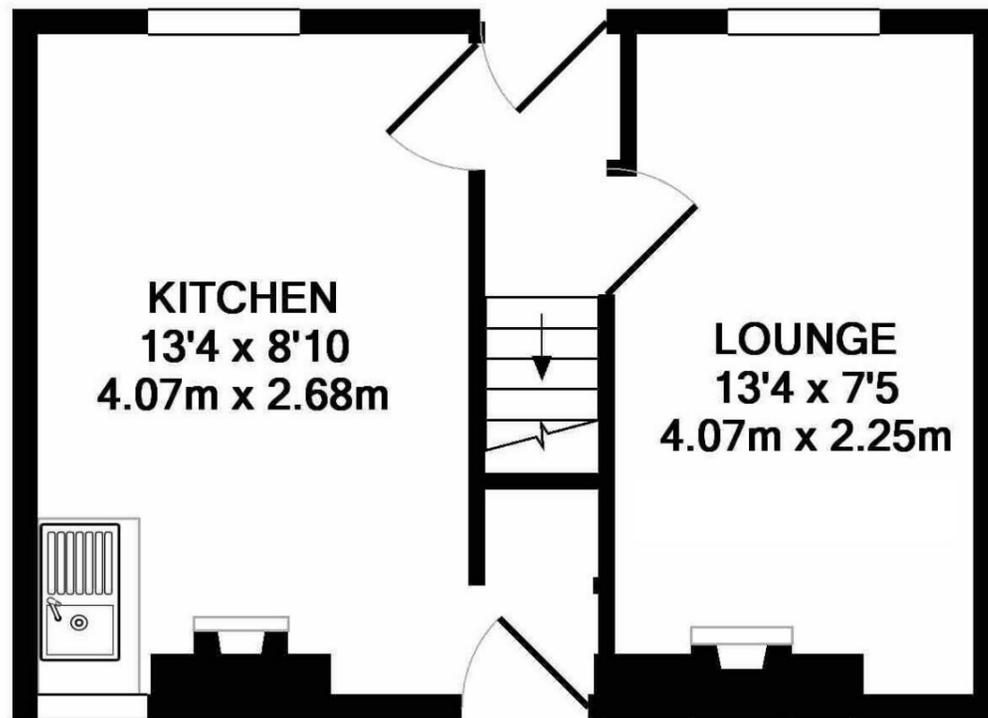
VAT Registration No: 6759665 67  
 Registered in England 4991702

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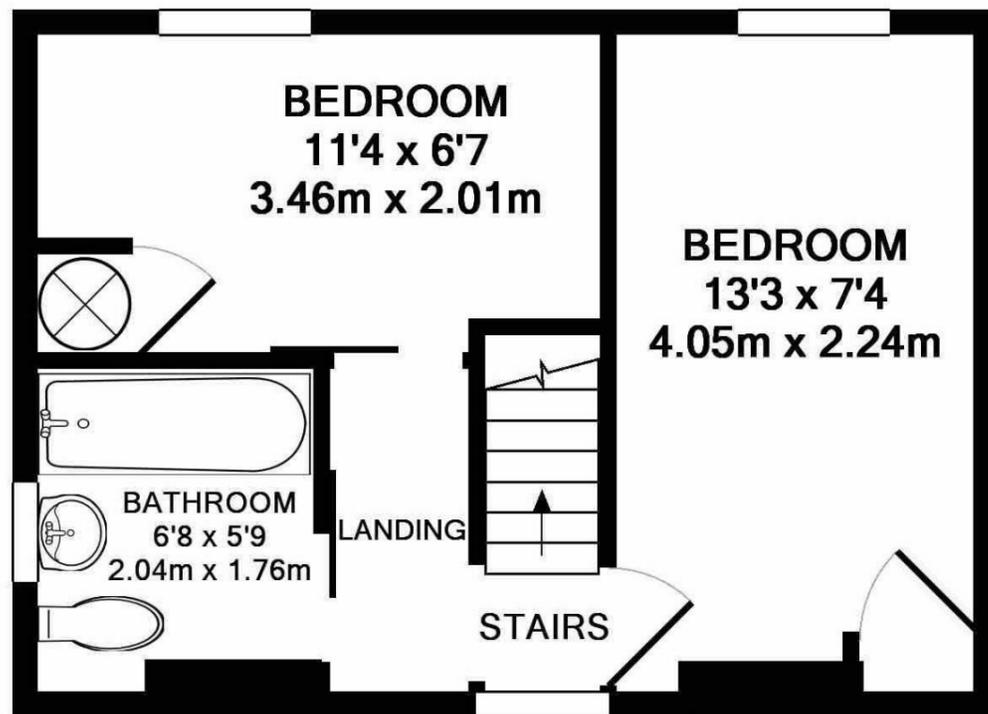
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GROUND FLOOR  
APPROX. FLOOR  
AREA 244 SQ.FT.  
(22.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 244 SQ.FT.  
(22.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 488 SQ.FT. (45.3 SQ.M.)

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5 Strand Street is a classic Grade II listed two bedroom cottage, semi detached, double fronted and uniquely positioned in the very heart of the historic working fishing village of Padstow just yards from the harbourside. The cottage has a rich history within the town having been in the same family for some 60 years. With the accommodation set over two floors and requiring a scheme of refurbishment, 5 Strand Street would make the perfect holiday home or investment for someone looking for that harbourside Cornish cottage.

With a central entrance doorway, the reception rooms can be found on either side both with sliding sash windows to the front aspect and window seats beneath. Both have beams to the ceiling and an open fire at the far end. The kitchen area is fitted with a stainless steel sink and cupboards beneath, a small paned window and stable door that leads out into the private courtyard. Up on the first floor are two bedrooms, both with sliding sash windows to the front aspect and built in and recessed cupboards. The bathroom has a white suite complete with paneled bath, low level WC and pedestal wash hand basin. Outside, the private courtyard with slate patio sits to the rear of the cottage providing a sunny space to relax away from the hustle and bustle of the quayside. A large outbuilding is located adjacent with WC and plenty of storage. This building has excellent potential to be further utilised as a garden room/bedroom, subject to obtaining the necessary permissions. Services to the property include mains water, electricity and drainage.

The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6 and of course Rick Steins esteemed Seafood restaurant. An area of outstanding natural beauty, there are several sandy beaches within 2 to 4 miles as well as the championship golf course at Trevose. The town also has a supermarket and excellent Primary School. For more extensive shopping facilities, the thriving market town of Wadebridge is just 7 miles distant and offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay approximately 14 miles away.

To find 5 Strand Street, head towards Padstow on the A389. As you approach Padstow, turn right at signs for the town centre and follow the road down the hill. As the road bears right, go straight on and follow New Street down the hill towards the town. Pass St Petrocs Bistro on the left and Strand Street can be found further along on the right hand side. Number 5 can be found Please note that New Street is just one way and therefore it would be advisable to park in one of the nearby public car parks before proceeding to the property on foot. The postcode for satellite navigation is PL28 8BU.

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