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Located in the Old Part of Padstow Town
 Substantial Four/Five Bedroom Three Storey Home
 Original Features with a Modern Influence
 Self Contained One Bedroom Apartment
 Double Carport, Workshop & First Floor Storeroom
 Private Three Tiered Garden & Patio
 Situated Adjacent to St Petroc's Church with a Glimpse of the Camel Estuary

50 Church Street, Padstow
£995,000

Standing handsome & proud in the sought after old town area of Padstow is this four/five bedroom three storey home with a host of traditional features, a one bedroom apartment, private tiered garden & a double carport providing off road parking & excellent potential.

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

01841 532555



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Registered Office
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 Registered in England 4991702

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Believed to date back to 1734 and situated adjacent to the beautiful St Petroc's Church in the sought after old town area of Padstow, 50 Church Street sits handsome and proud with an impressive three storeys of immaculately presented and substantial accommodation full of original character and a sympathetically modern influence. The property sits moments from the wave beaten boats and wheeling gulls of Padstow harbour and behind its double fronted brick façade, you'll find a host of traditional features, views across the rooftops to St Petroc's Church and even a glimpse of the Estuary.

Originally part of a larger property and then divided in 1885, 50 Church Street was formally used as a doctors surgery and has now been owned by the current family since 1968 making this a more than rare opportunity in the locale.

50 Church Street currently has four double bedrooms including a self contained one bedroom apartment at first floor level although this can simply be converted and incorporated back into the original house to make a five bedroom home. Imagine high ceilings, large bay windows with sliding sash, window seat, multi fuel stove, feature fireplaces, ornate tiling, a fresh neutral décor and wood floors underfoot. Least we forget the extremely private and three tiered walled garden full of elegant and established shrubs and trees. The raised patio or discreet lawn and deck provide a delightful spot for al fresco dining or a glass of wine in the evening.

The piece de resistance comes in form of the large carport providing off road parking for two vehicles, accessible from High Street. This is complete with a large workshop, power and light and set above this is a storeroom with Velux window. This is a unique and valuable asset with a huge amount of potential for conversion to ancillary accommodation if one required, subject to obtaining the necessary planning permissions.

After a busy day on the beach or exploring the narrow streets of Padstow, retire to one of the three spacious double bedrooms at first and second floor level – the master bedroom having a walk in wardrobe and lovely en-suite shower room. The self contained apartment on the first floor provides another double bedroom with stylish en-suite and a lounge/kitchen/diner all thoughtfully designed and equipped – perfect for a dependent relative or to provide an income.

Filled with natural light, the ground floor has an elegance and tranquility about it. On either side of the welcoming entrance hall is a reception room each with an attractive bay window that frames a view to St Petroc's Church – the lounge having a multi fuel stove creating a focal point to the room. To the rear of the house is the highly impressive kitchen/dining room. The high ceiling and abundance of windows make this room extremely light and an inviting place to cook and dine. The kitchen is fitted with a comprehensive range of modern floor and wall cabinets and drawers complete with a black granite work surface and contrasting tiled splashback. There is a built in Rangemaster dual fuel cooker and hob, Miele extractor, freestanding dishwasher and tall fridge/freezer. Beyond the dining area is a glazed door to the rear patio and separate utility room. Services to the property include mains water, gas, electricity and drainage. Please note – a small section of the property is subject to a flying freehold.

Located in the heart of the conservation area just a short walk from the vibrant harbour, quaint shops, cafes and restaurants of picturesque Padstow, we at Jackie Stanley highly recommend an internal viewing of this most impressive property.

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 Tre vose. 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 50 Church Street, drive towards Padstow on the A389. Follow the road round the outskirts of the town passing the fire station and main carpark. Turn right at signs for Prideaux Place. Pass the entrance to Prideaux Place and continue down onto Church Street. Number 50 can be found along on the left hand side. The postcode for satellite navigation is PL28 8BG.

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