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Jackie Stanley
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Traditional Cornish Cottage
 Located in the Old Part of Padstow Town
 Three Double Bedrooms
 Beamed Ceilings & Cornish Stone Fireplace
 Pretty Rear Courtyard
 Moments from the Harbour
 Huge Potential to be a Successful Holiday Rental

17 Barry's Lane, Padstow
£550,000

This traditional & spacious three bedroom cottage is positioned just moments from the harbour, in the 'old town' area of the historic & picturesque working fishing village of Padstow.

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

01841 532555

rightmove Zoopla.co.uk PrimeLocation.com



Registered Office
 1 North Quay Padstow Cornwall PL28 8AF

VAT Registration No: 6759665 67
 Registered in England 4991702

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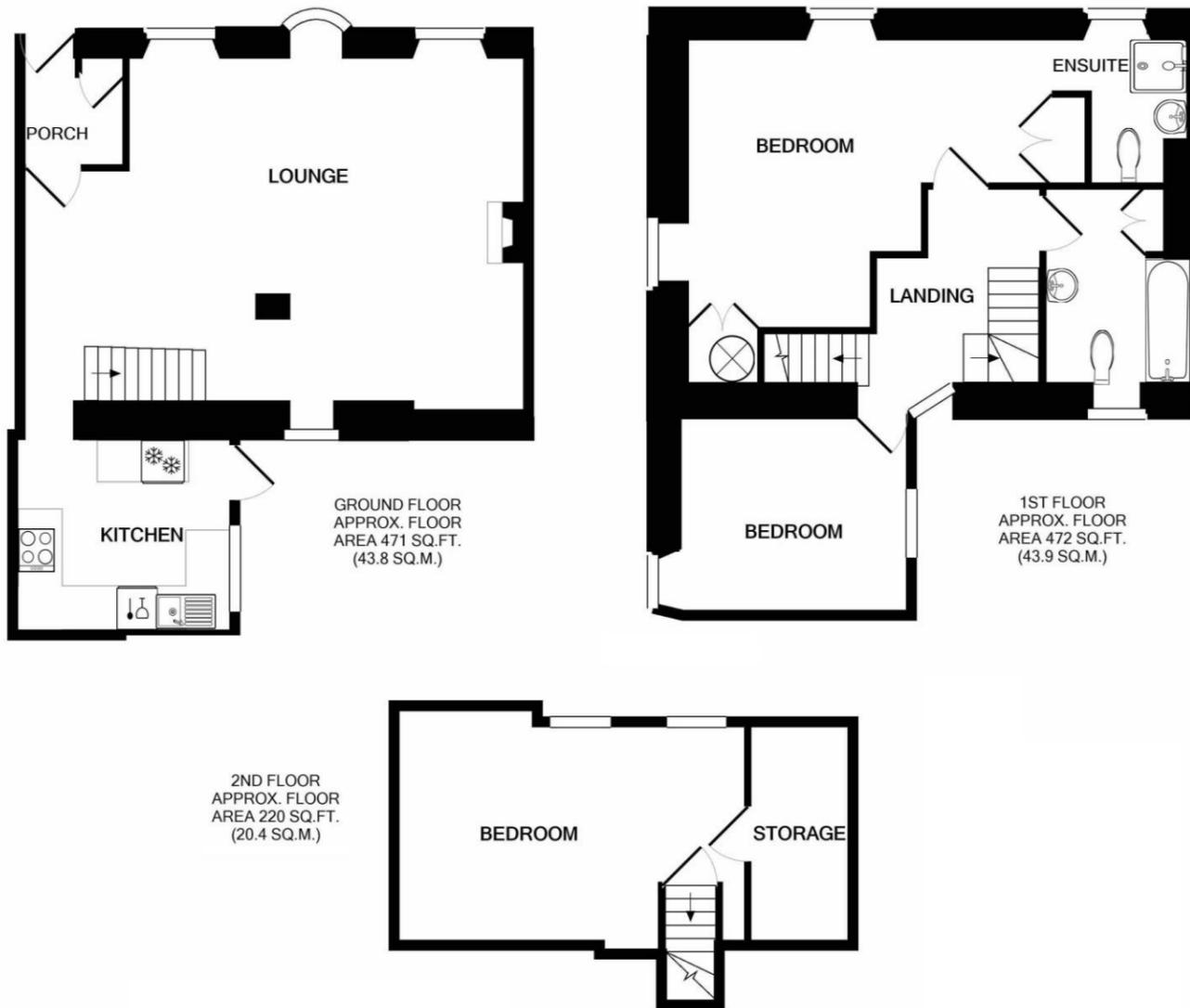
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17 Barry's Lane is a traditional terraced Cornish cottage situated in the sought after old town area of Padstow just yards from the vibrant harbour, quaint shops, cafes and restaurants. The property has huge potential to make the perfect holiday home, investment property or forever home for someone looking to be in the centre of Padstow.

The accommodation is full of character and set over three floors, on the ground floor there is a spacious living/dining area with beamed ceilings and a Cornish stone fireplace with a gas fire and slate hearth. The kitchen incorporates a range of floor and wall cabinets, with an integrated oven and grill, induction hob, tall fridge/freezer and space/plumbing for a washing machine. The rear door leads out to a private and enclosed courtyard with plenty of space for a table and chairs. On the first floor there are two double bedrooms and a family bathroom, the master bedroom is a generous size with built in wardrobes and an ensuite shower room. The attic space has been converted to create a third double bedroom on the second floor. Services to the property include mains gas, 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 Trevoze. 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 17 Barry's Lane, 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 and Fentonluna. Pass the entrance to Prideaux Place and continue down onto Church Street passing St Petroc's church. Continue down the lane as it becomes Cross Street and then turn right into Barry's Lane. Number 17 can be found on the left. The postcode for satellite navigation is PL28 8AU. Please note that it would be advisable to park in one of the nearby public carparks before proceeding to the property on foot.



TOTAL APPROX. FLOOR AREA 1163 SQ.FT. (108.1 SQ.M.)

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For clarification, we wish to inform potential purchasers that these particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. No service or appliance has been tested and all measurements are approximate. Floorplans are not to scale and are for illustrative purposes only. Please note that some photographs are taken with a wide-angle lens. Viewing strictly by appointment only.