



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

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



Jackie Stanley
ESTATE AGENTS



Quietly & Discreetly Situated within Padstow **9 Old School Court, Padstow**
3 Bedrooms/Master En-Suite Shower Room **£595,000**
Light & Spacious Living Space

Large Private Courtyard & Allocated Parking Space
Views of the Camel Estuary, Porthilly & Rock
Located within the grounds of the Former Victorian School
Just a short walk from the Picturesque Harbour, Quaint Shops, Cafes and Restaurants

Quietly & discreetly situated within the grounds of the former Victorian School is this light & spacious three bedroom house with a large courtyard garden & private parking just a short walk from the picturesque harbour, quaint shops, cafes & restaurants of Padstow.

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

01841 532555



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Registered Office
1 North Quay Padstow Cornwall PL28 8AF

VAT Registration No: 6759665 67
Registered in England 4991702

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9 Old School Court is an attractive and appealing three bedroom house, quietly and discreetly located in what was once the playground of the old Victorian School - which dates back to 1876. This spacious and comfortable home with allocated parking, large courtyard garden and views of the Camel Estuary is situated just a short walk from the picturesque harbour, quaint shops, cafes & restaurants of Padstow.

The property is currently a successful holiday let but would equally suit as a permanent or second home for those wishing to experience the charm of Padstow and all that the surrounding coastline has to offer.

The accommodation on the ground floor comprises of a spacious living/dining room with a freestanding gas fired wood burner and Cornish stone surround, a set of French doors opening to the sunny courtyard and ample space for sofas, a dining room table, chairs and occasional furniture. The kitchen is modern, light, bright and equipped with an integral electric eye level oven and gas hob. Freestanding appliances include a washing machine, fridge/freezer and dishwasher. There is also a stylish cloakroom and entrance hall on the ground floor.

Up on the first floor there are three bedrooms, two of which are double size with the third a single/bunk room. The master bedroom benefits from an en-suite shower room, fully tiled with crisp white sanitary ware, shower enclosure with thermostatic shower and chrome heated towel rail. The family bathroom is also fully tiled, light and bright. This has a paneled bath, thermostatic shower and glass shower screen, white sanitary ware and chrome heated towel rail. Views of the Camel Estuary, Porthilly and Rock can be enjoyed from two of the first floor bedrooms.

9 Old School Court has a generously sized courtyard garden to the side and rear, private and fully enclosed whilst being low maintenance interspersed with several shrub beds. This sunny spot is perfect for alfresco dining. There is one allocated parking space to the front of the property and additional visitor space nearby. Services to the property include mains water, electricity and drainage and a gas fired central heating system. 9 Old School Court is a very successful holiday let with bookings in place throughout 2021 which will need to be honoured.

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, cool seafood bar Prawn On The lawn 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.

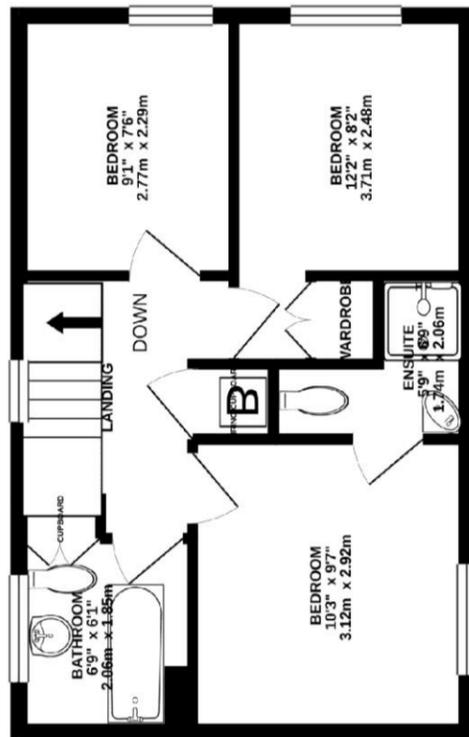
To find 9 Old School Court, head towards Padstow on the A389. As you approach Padstow, turn right at signs for the town centre and follow the road down the hill. Old School Court can be found further down on the right hand side before the road bends to the right. The postcode for satellite navigation is PL28 8ED.

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

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1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.

