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**Jackie Stanley**  
 ESTATE AGENTS



Located in the Old Part of Padstow Town  
 Spacious Semi Detached Cottage  
 Open Aspect to Historic Church & Wooded Area  
 Beamed Ceiling & Sliding Sash Windows  
 Three Double Bedrooms, Modern Kitchen & Bathroom  
 Elevated Courtyard Garden  
 Situated Moments from the Vibrant Harbour, Shops, Cafes & Restaurants

**38 Church Street, Padstow**  
**£650,000**

This spacious three double bedroom semi detached cottage is located in the desirable old town area of Padstow just moments from the vibrant harbour, shops, cafes & restaurants, providing well presented accommodation & an elevated courtyard garden with a sunny outlook.

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

**01841 532555**



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## ESTATE AGENTS

Double fronted, half slate hung and deceptively spacious inside, 38 Church Street is located in the desirable old town area of Padstow just moments from the hustle and bustle of this vibrant town and working harbour. 38 Church Street is a handsome three double bedroom semi detached cottage, quietly situated opposite St Petroc's church, providing characterful, comfortable and light accommodation.

The accommodation begins with an inviting open plan lounge/kitchen/dining room. Two front aspect sliding sash windows provide an abundance of natural light and a vista of the ancient church adjacent. The living space has a contemporary inset gas fire and ample space for sofas, occasional furniture, dining table and chairs. The kitchen is modern with a range of cream fronted floor and wall cabinets and drawers, freestanding appliances, rolled edge work surface and checkered tiled splashback. a door opens to the inner lobby at the rear which has a radiator, deep cupboard under the stairs and part glazed door leading out to the garden.

Stairs rise to the first floor landing with a high up Velux window giving plenty of natural light. From the landing, there is loft access and doors to all three bedrooms and family bathroom. The first bedroom is double size with a radiator and single glazed front aspect window with a deep windowsill and a lovely view of the church and across to the plantation. The second bedroom, another good size double, is lovely and bright with a single glazed window and deep windowsill to the front aspect overlooking the church and the plantation. There is also a shelf area in this room, radiator and corner beams. The third bedroom, again a double, is located to the rear of the cottage and has a double glazed window, radiator and some shelving. From the landing is the airing cupboard with the Logic Ideal boiler and hot water cylinder. The bathroom has a crisp white suite comprising a panelled bath, low-level WC, pedestal wash hand basin, half tiled walls, a glass shower enclosure with thermostatic shower, a heated towel rail and double glazed window to the rear.

The delightful and elevated courtyard garden to the rear has stone steps leading up to the lower terraced area with outside lighting followed by a lovely larger paved terrace, a real sun trap with well established flowering borders and variety of shrubs and a holly tree. The courtyard enjoys a sunny aspect from morning to evening and is perfect for alfresco breakfast or quiet evening drinks. Services to the property include superfast fibre optic broadband, mains gas central heating, 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, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant. An area of outstanding natural beauty, there are an abundance of 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 38 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 and Fentonluna. Pass the entrance to Prideaux Place and continue down Church Street. Number 38 can be found along on the left hand side opposite the church. The postcode for satellite navigation is PL28 8BG.

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