

Dove Cottage

PADSTOW





- **Located in the Old Part of Padstow Town**
- **Spacious Terraced Cottage**
- **Beamed Ceiling & Sliding Sash Windows**
- **Three Bedrooms with Master En-suite & Family Bathroom**
- **Fully Enclosed Lawned Garden & Patio Area**
- **Situated Moments from the Vibrant Harbour, Shops, Cafés & Restaurants**
- **Excellent Letting Potential**



Dove Cottage is located in the desirable old town area of Padstow just moments from the hustle and bustle of this vibrant town and working harbour. The traditional three bedroom terraced cottage is quietly situated on the highly sought after Church Street, providing characterful and comfortable accommodation with a delightful rear garden.

The accommodation comprises a large living/dining room with front aspect sliding sash window, beamed ceiling, dining area to the front and a working fireplace in the centre of the room. The kitchen at the rear is fitted with a range of white fronted floor and wall cabinets and drawers, an electric oven and hob, freestanding fridge, washing machine and stainless steel sink.

A spiral staircase leads to the first floor landing, giving access to two bedrooms, one twin and one double bedroom with an en-suite shower room. There is a family bathroom with half tiled walls, panelled bath, WC and wash basin. Head up to the second floor where a third twin bedroom can be found. This has a vaulted and beamed ceiling, a velux and dormer window and some built in storage.

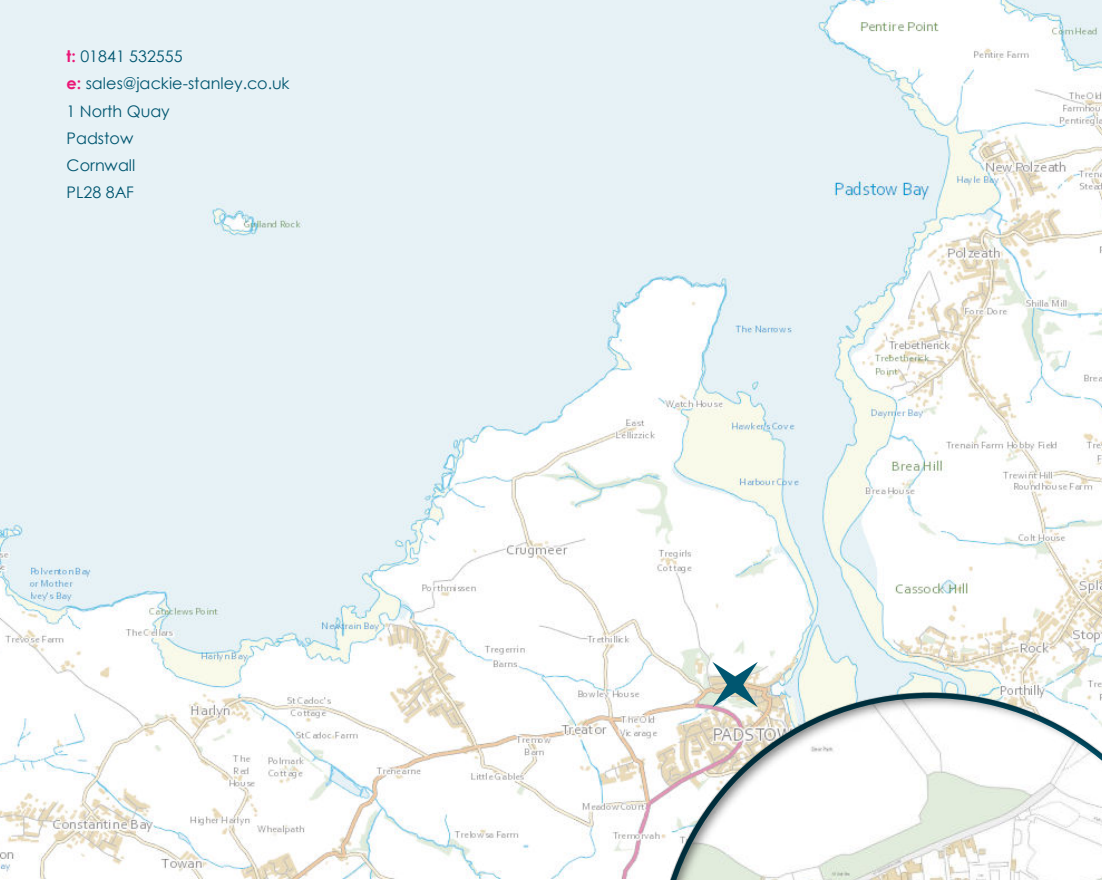
A rear door leads from the living room to the delightful and fully enclosed rear garden. Stone steps take you to a small patio area followed by a lawned garden with a well-established border of shrubs and flowers. The south-facing garden enjoys a sunny aspect all day and is perfect for alfresco dining.



Dove Cottage, 23 Church Street
Padstow, PL28 8BG
£665,000 guide



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"Characterful and comfortable
 accommodation with a
 delightful rear garden"



To find Dove Cottage, 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. Dove Cottage can be found along on the right hand side past the church, number 23 Church Street. The postcode for satellite navigation is PL28 8BG. What3words: stags.hints.botanists

Services to the property includes night storage heaters, mains water, electricity and drainage. EPC F. Council tax band C.

The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafés, 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 Stein's 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.

