

30 Church Street

PADSTOW



Jackie Stanley
ESTATE AGENTS





- *Located in the Old Part of Padstow Town*
- *Spacious & Characterful Ground Floor Apartment*
- *Two Double Bedrooms*
- *Bespoke Oak Kitchen & Modern Family Bathroom*
- *Open Plan Living Space*
- *Unique Covered Courtyard*
- *Situated Moments from the Vibrant Harbour, Shops, Cafés & Restaurants of Padstow*
- *Perfect Low Maintenance Home or Bolthole*



30 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. This traditional ground floor apartment is quietly situated on highly sought after Church Street, providing characterful and comfortable accommodation with a delightful covered courtyard.

30 Church Street has some really appealing features including sash windows, bespoke oak kitchen, modern family bathroom, quarry tiled floor, Jo Downs feature glazing, solid oak internal doors and bespoke made fitted shutters.

The accommodation comprises a handy entrance vestibule which precedes a large open plan living/dining room with front aspect sash window and a combination of quarry tiled floor and wooden floorboards. There is a contemporary pebble effect electric fire and ample space for sofas, dining room table and chairs and occasional furniture.

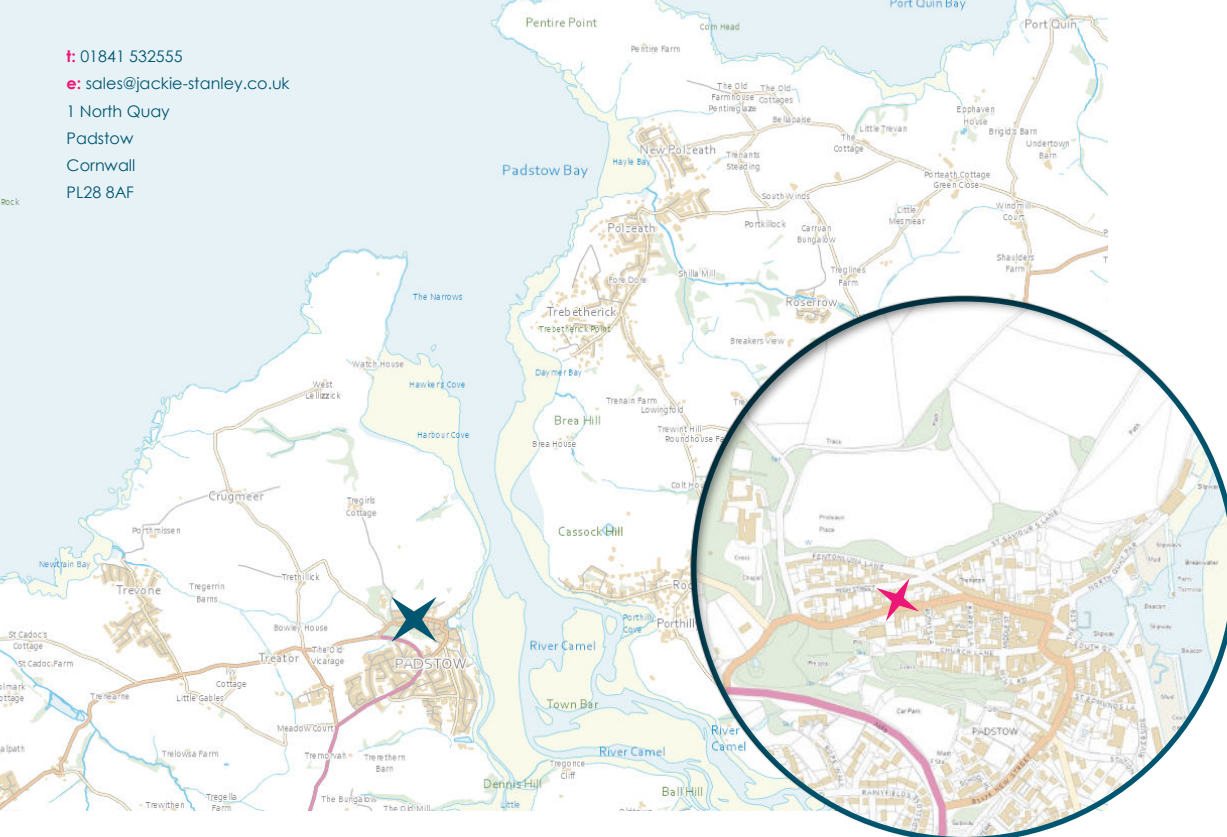
The kitchen incorporates a range of oak cabinets and drawers to the floor and wall with oak work surfaces and tiled splashback, complete with ceramic sink and space for freestanding appliances. The patio door leads out to the courtyard garden at the rear. This is decked with a cladded ceiling, outdoor lighting and exposed stone walls, a fantastic private space to relax whatever the weather!

There are two double bedrooms, one of which is a good size with rear aspect windows while the other is slightly smaller with a front aspect window. The family bathroom is generous in size, fully tiled with a crisp white suite. Services to the property includes mains water, electricity and drainage with fibre optic broadband. EPC rating E. Council tax band B.



30 Church Street, Padstow
PL28 8BG
£370,000 offers over

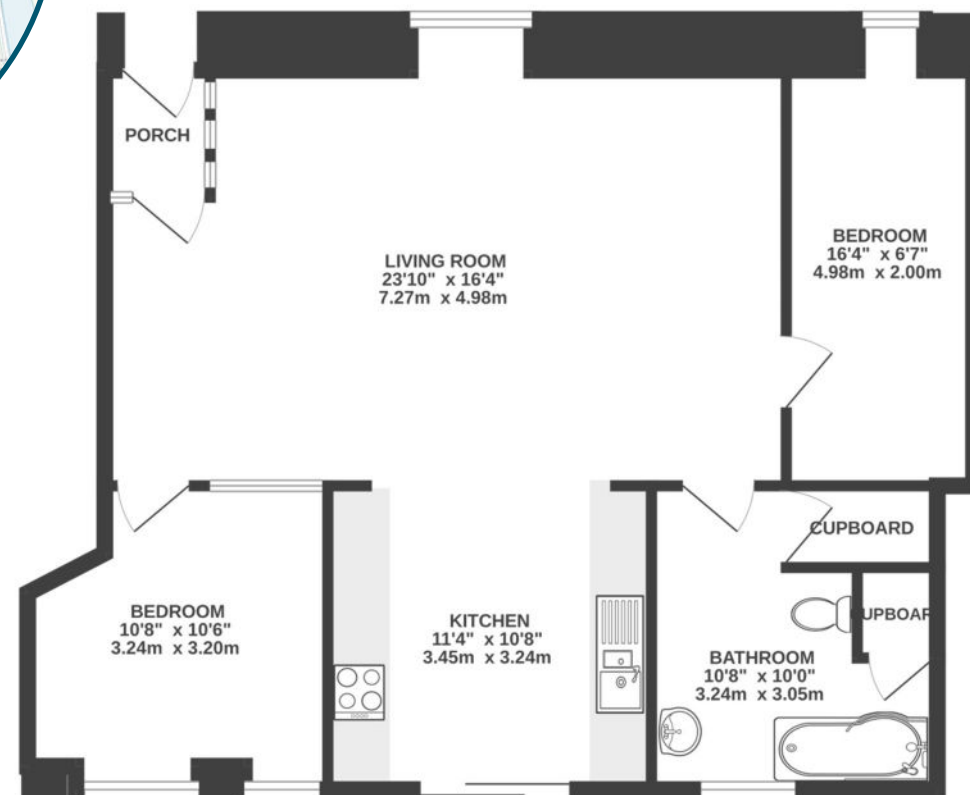
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30 Church Street is beautifully and immaculately presented and would make the perfect low maintenance home or holiday home in a quiet part of sought after Padstow.

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 Trevoze. The town also has a supermarket and excellent

GROUND FLOOR
 781 sq.ft. (72.6 sq.m.) approx.



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.

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To find 30 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 30 can be found along on the left hand side just past the church. The postcode for satellite navigation is PL28 8BG. What3words: increment.rooks.storming