

25 Old School Court

PADSTOW



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ESTATE AGENTS



- **Fully Furnished Cottage Style Modern House Situated in Desirable Padstow**
- **Two Bedrooms/One Bathroom**
- **Well Presented Living Accommodation**
- **Allocated Parking Space**
- **Private Enclosed Courtyard Garden**
- **Located within the grounds of the Former Victorian School**
- **Currently a Successful Holiday Let with Bookings throughout 2024**
- **A Short Walk to the Vibrant Harbour, Cafés, Shops & Restaurants of Picturesque Padstow**

25 Old School Court is an attractive two bedroom cottage style house, located within the grounds of the former Victorian School and a short walk to the vibrant harbour, cafes, shops and restaurants of picturesque Padstow.

25 Old School Court is one of eleven similar style purpose built properties centered around a pleasant courtyard all with allocated parking.

The accommodation briefly comprises a modern fitted kitchen with gas hob, electric oven, extractor, fridge/freezer and washing machine.

The lounge/dining room is a generous size and has French doors that open onto the courtyard garden at the rear. There is also an understairs cupboard and cloakroom on the ground floor.

Up on the first floor one will find two double bedrooms, one with a Juliette balcony. Finally, the modern and stylish family bathroom complete with bath and shower over, WC and wash basin. To the rear is a secluded courtyard garden with a paved patio - a perfect spot for alfresco dining. This private space is fully enclosed with fence and hedge boundaries. There is an allocated parking space within the communal carpark. Services to the property include mains water, gas, electricity and drainage. EPC rating C. Council tax band deleted. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

25 Old School Court is currently a successful holiday let with bookings in place throughout 2024. However, the property 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.

25 Old School Court, Padstow PL28 8ED £395,000 guide



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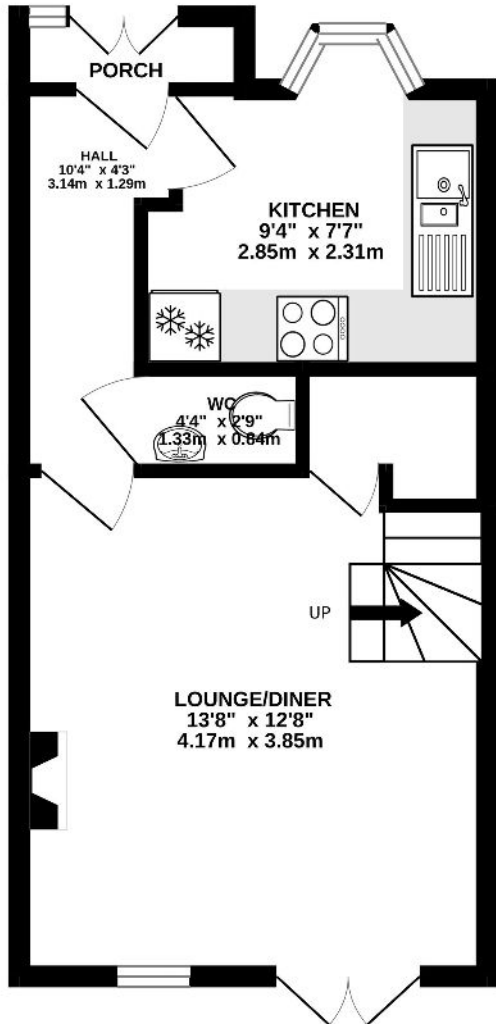
miles distant and offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay approximately 14 miles away.

"Cottage style two bedroom house within the grounds of the former Victorian School"

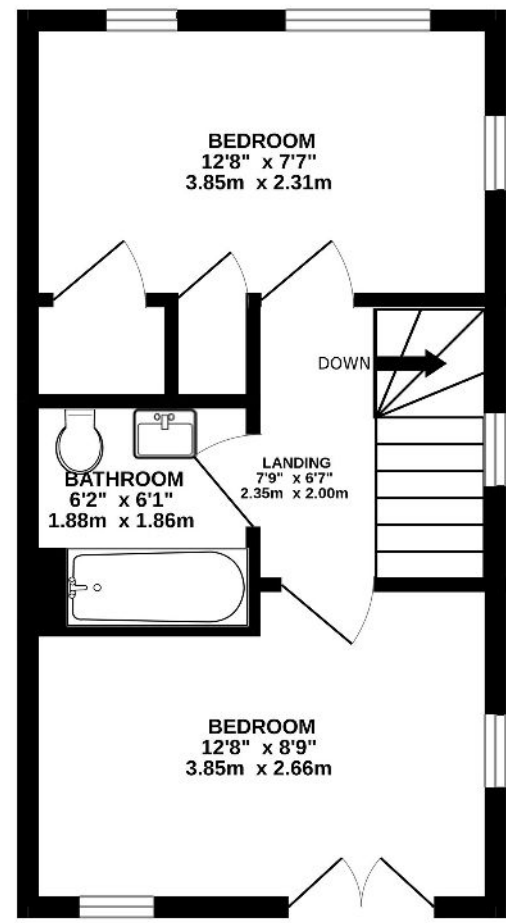
To find 25 Old School Court, head towards Padstow on the A389. As you approach Padstow, turn right at signs for the town centre and follow the road down the hill. Old School Court can be found further down on the right hand side before the road bends to the right. The postcode for satellite navigation is PL28 8ED. What3words: renewals.mildest.ribcage

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 a few 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

GROUND FLOOR
 317 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
 301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.