



**Jackie Stanley**  
ESTATE AGENTS

**Porthilly**  
PADSTOW





- **Beautiful Contemporary Duplex Apartment in the Heart of Picturesque Padstow**
- **Seconds from the Vibrant Quayside, Shops, Cafés & Restaurants**
- **Two Double Bedrooms & One Modern Shower Room**
- **Impressive Open Plan High Spec Living Accommodation**
- **Underfloor Heating**
- **Available Fully Furnished**
- **Tranquil Communal Courtyard Garden**
- **Currently a 5 Star Gold Holiday Let with Great Occupancy & Income**



Located in the very heart of the highly sought after old town area of Padstow is this beautifully presented contemporary duplex apartment, awarded five star gold by visit England.

Porthilly is situated in the middle of vibrant Padstow, with the traditional, picturesque streets on the doorstep.

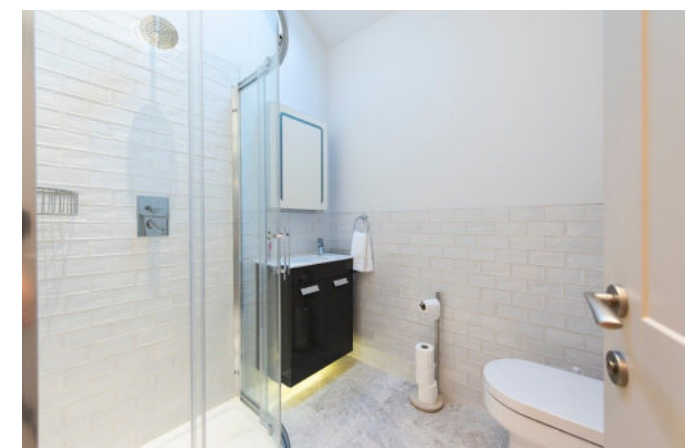
This smart two storey apartment is located within a beautifully renovated building, 40 Duke Street, and on the upper floor comprises two double bedrooms, both with high beamed ceilings adding character and a sense of space. There is also a stylish modern shower room complete with curved glass shower enclosure and drench shower.

The lower floor is of open plan design with a bespoke fully integrated kitchen, an engineered oak floor, utility cupboard and dedicated living and dining areas.

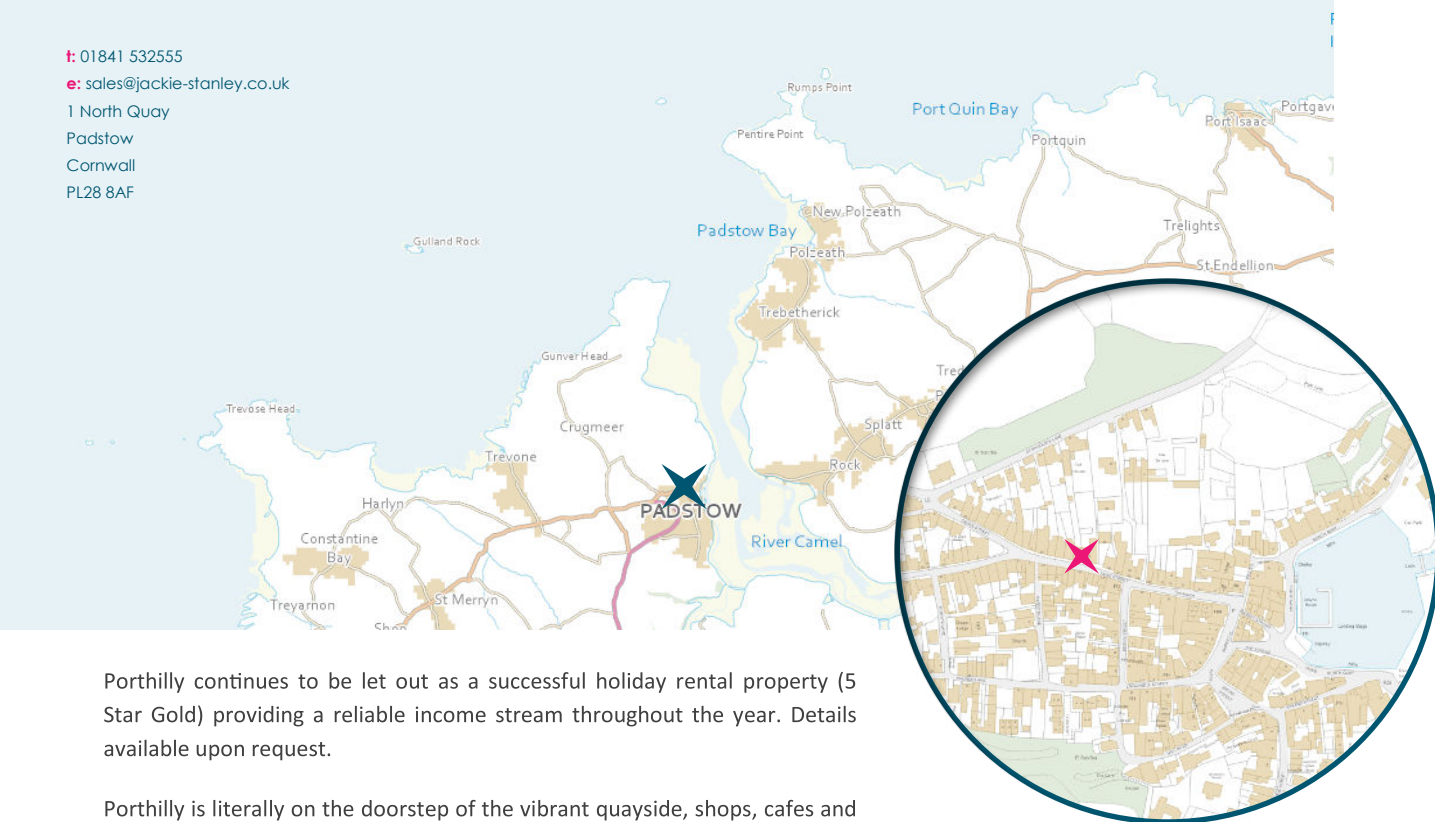
To the rear of the building is an enclosed courtyard garden with a slate floor and cold water outdoor shower. Services to the property include mains water, electricity and drainage. EPC rating D. Council tax band deleted. Ofcom suggest standard broadband availability. Ofcom suggest 4G mobile connectivity. Porthilly is sold on a leasehold basis with the remainder of a 150 year lease from 2018. ground rent £25pa. Service charge £1,600pa. Buildings insurance circa £600pa.

## **Porthilly, Padstow, PL28 8AD**

£460,000 guide



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Porthilly continues to be let out as a successful holiday rental property (5 Star Gold) providing a reliable income stream throughout the year. Details available upon request.

Porthilly is literally on the doorstep of the vibrant quayside, shops, cafes and restaurants that picturesque Padstow offers.

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 is an abundance of sandy beaches within a short distance 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 Porthilly, from the centre of Padstow head up Duke Street passing Prawn On The Lawn and Spa. 40 Duke Street can be found on the right hand side with Porthilly on the first floor. The postcode for satellite navigation is PL28 8AD. What3words: staining.erupt.flitting