

35 Duke  
Street



**Jackie Stanley**  
ESTATE AGENTS





- **Located in the Old Part of Padstow Town**
- **Stylish & Contemporary Cottage**
- **Three Bedrooms/One Modern Bathroom**
- **Characterful Kitchen with Integrated Appliances**
- **Bespoke Touches at Every Turn**
- **Small Rear Courtyard**
- **Currently a Successful 4 Star Gold Holiday Let**
- **Situated Yards from the Vibrant Harbour, Shops, Cafés & Restaurants**



Located in the desirable old town area of Padstow just yards from the hustle and bustle of the vibrant harbour is 35 Duke Street, a stylish and contemporary three bedroom traditional cottage with an impressive three storeys of uniquely presented bespoke accommodation and small courtyard to the rear.

35 Duke Street has and continues to be a successful four star gold holiday let, details of which are available upon request.

With bespoke touches at every turn, the accommodation comprises an entrance hall prior to the cosy and inviting living room. This has white washed timber flooring, a feature fireplace with timber mantel, window seat, recessed shelving and cupboards.



The kitchen is characterful with a range of white washed hand built cabinets and drawers, stainless steel sink, halogen hob, electric oven and tall freestanding fridge/freezer. A stable door leads to the courtyard at the rear where one can place a small table and chairs. Please note that the courtyard has a shared access from Barry's Lane to neighbouring properties.

Up on the first floor, one will find a chic modern bathroom and two bedrooms. The main bedroom has three steps down from the landing into a delightful double bedroom with a rear aspect window and floorboards underfoot. The second bedroom is L shaped and has built in bunkbeds and a window to the front aspect. Up on the second floor is the third bedroom with both a rear aspect, Velux window to the front and en-suite cloakroom.

Services to the property include mains water, gas, electricity and drainage. EPC rating D. Council tax band C. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile connectivity.

**35 Street, Padstow, PL28 8AD**  
**£480,000**



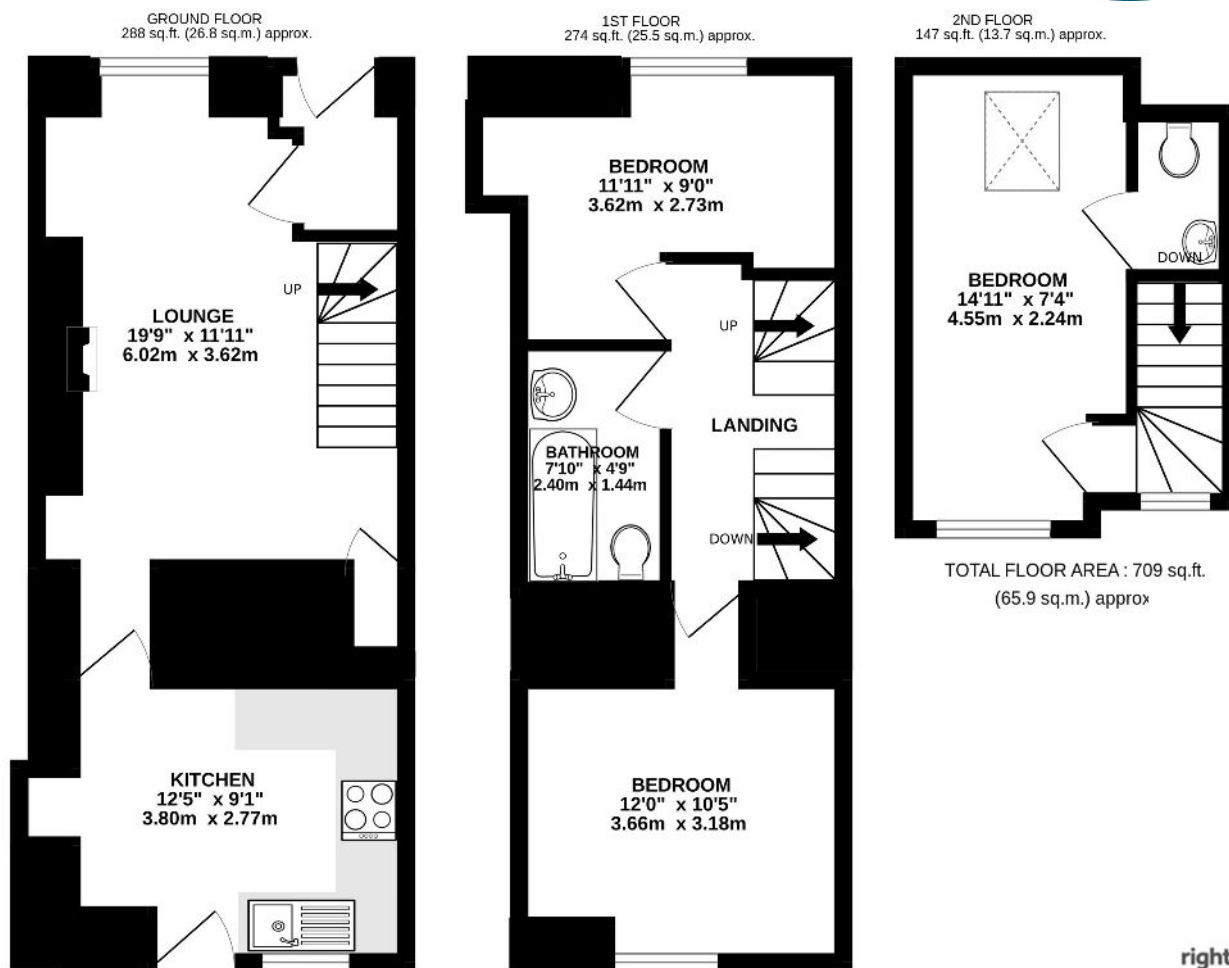
t: 01841 532555  
 e: sales@jackie-stanley.co.uk  
 1 North Quay  
 Padstow  
 Cornwall  
 PL28 8AF



Located in the heart of the conservation area just yards from the vibrant harbour, quaint shops, cafes and restaurants of picturesque Padstow, we at Jackie Stanley highly recommend an internal viewing of this chic and stylish traditional cottage.

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 35 Duke Street, drive towards Padstow on the A389. Follow the road round the outskirts of the town passing the fire station and main carpark. Drive down Church Street passing the church along the way. Continue down Church Street as it becomes Duke Street and 30 Duke Street can be found along on the right hand side. The postcode for satellite navigation is PL28 8AD. What3words: moved.cosmic.leave



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