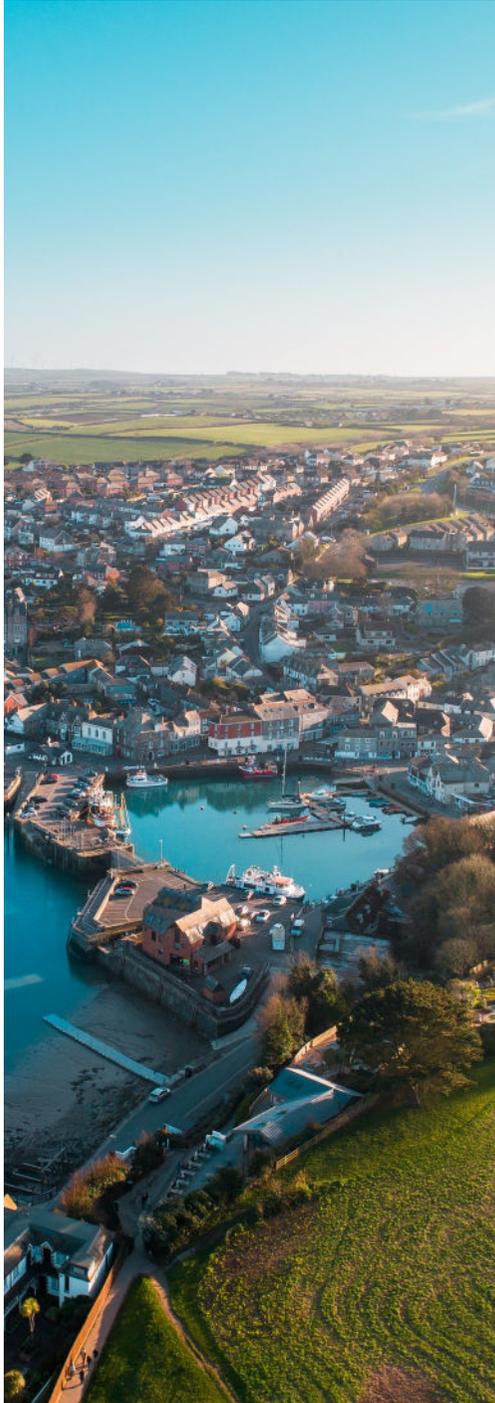


5 Alma Place

PADSTOW



Jackie Stanley
ESTATE AGENTS



- **Located in the Old Part of Padstow Town**
- **Former Traditional Fisherman's Cottage**
- **Two Bedrooms with One Bathroom**
- **Galley Style Fitted Kitchen**
- **Separate Living Room**
- **Private Enclosed Courtyard**
- **In Need of Modernisation**
- **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 this characterful two bedroom former fisherman's cottage.

5 Alma Place is a very appealing end of terrace cottage, tucked away in a pretty mews of similar style properties in a sought after area right in the very heart of 'Old Town' Padstow. The property is full of character and offers huge potential to make the perfect holiday home or investment property.

The accommodation comprises a cosy living room with a Cornish stone fireplace home to a gas fire and built in shelving to either side. The galley style kitchen has a range of base units and a stainless steel sink. The main bathroom is fully tiled and has a fitted bathroom with electric shower over, wash hand basin and separate WC.

Up on the first floor, one will find two bedrooms both with a pleasant outlook over Alma Place. The main bedroom has two sets of built in wardrobes. To the front of the cottage is a private and enclosed courtyard garden with plenty of room for a table and chairs. There is also an outside storage cupboard.

5 Alma Place does require a scheme of refurbishment but has great potential to become a characterful holiday cottage or investment property.

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



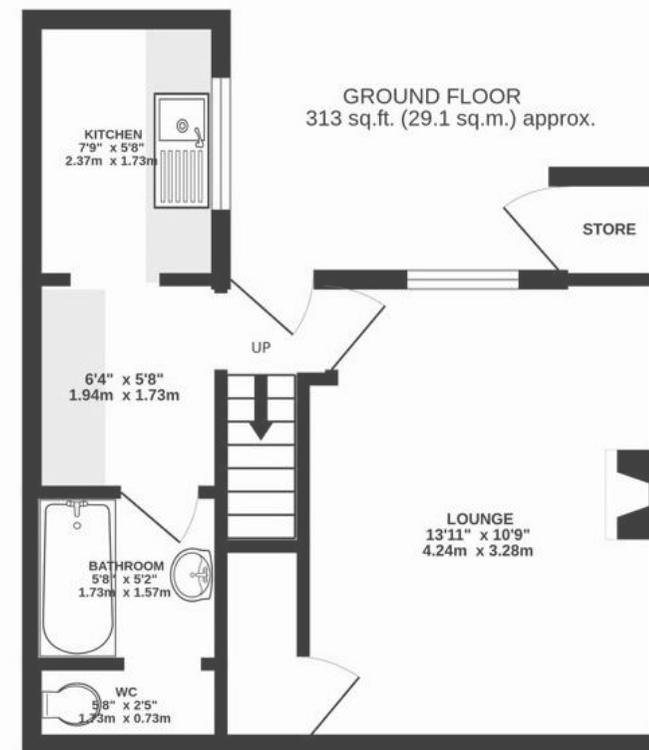
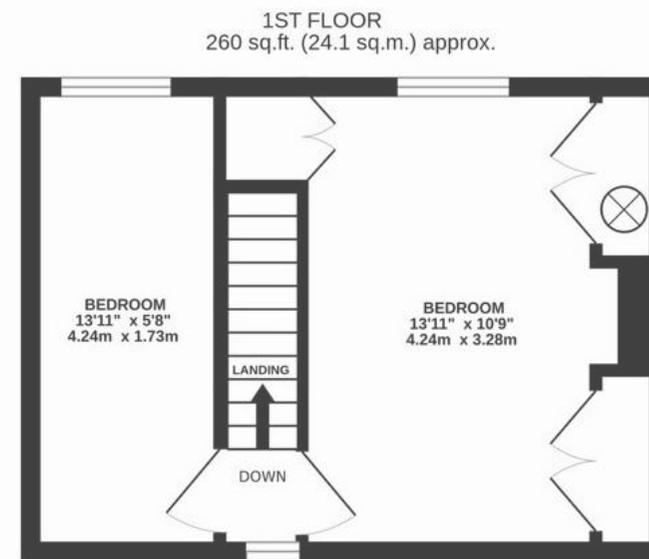
5 Alma Place, Padstow, PL28 8AS
£325,000 Offers Over

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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 5 Alma Place, 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. Pass the entrance to Prideaux Place and continue down Church Street passing the Church. Continue down towards the town as the road becomes Duke Street. Turn right into Middle Street and the entrance to Alma Place can be found along on the right hand side just after Rick Steins Café. The postcode for satellite navigation is PL28 8AS. What3words: ties.swoop.crunches



TOTAL FLOOR AREA : 573 sq.ft. (53.2 sq.m.) approx.