The Old Vicarage

PADSTOW

Jackie Stanley

ESTATE AGENTS

- *Iconic Period Residence*
- *Fabulous Position on the Outskirts of Picturesque Padstow*
- *Prominent Grade II Listed Property*
- *A Wealth of Original Features*
- *Approximately 0.85 Acres of Gardens & Grounds*
- *Three Independent Letting Apartments*
- *Over 5,000 Square Feet of Generously Proportioned Five Bedroom Accommodation*
- *Detached Garage & Ample Driveway Parking*

Located on the immediate outskirts of sought after picturesque Padstow sat amongst 0.85 acres of gardens and grounds is The Old Vicarage.

This handsome Grade II listed former Georgian Vicarage dates back to the mid 1800's and has been the home of our clients since 1996. Cleverly divided, the property now has three independent apartments in conjunction to the main house spread over a generous 5,069 square feet.

Situated on the outskirts of Padstow, the house is but a short walk to the vibrant quayside and spectacular beaches of rugged North Cornwall.

Retaining much of the character of the period, The Old Vicarage House leaves a lasting impression as you step inside to

admire the large high ceilinged rooms with deep skirting and cornicing, ornate coving, original fireplaces and tall sliding sash windows with shutters.

As the accompanying floorplans illustrate, the accommodation comprises an inviting reception hall with a grand staircase rising to the first floor and doors to all rooms. The Old Vicarage benefits from no less than three reception rooms , a large double bedroom, family bathroom, office and fitted kitchen with an oil fired Aga. Additionally, the main house has a conservatory, fourth reception room/day room, utility room and shower room.

Accessed separately from the front of the building are apartments one, two and three. Apartment two is located on the first floor, with a lounge/kitchen/diner, a double bedroom, single bedroom and family bathroom. Apartment one has two large double bedrooms, separate sitting room and dining room, a fitted and equipped kitchen and bathroom. Apartment three has one double bedroom, a sitting room and bathroom on the first floor with stairs descending down into the fitted and equipped kitchen with back door.

The Old Vicarage is approached via a sweeping drive covered in granite chippings with a large swathe of lawn to one side bordered by established hedging, shrubs and trees. To the rear is an extremely private patio/terrace, another huge area of lawn, beautifully stocked flower beds, shrubs, tall trees and even some fruit trees. There is a detached garage with up and over door, power and light and oil tank. Please note that the neighbouring property, The Coach House, has a right of way over the driveway for access.

The Old Vicarage, Padstow
PL28 8RS
£1,300,000 guide

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

Services to the property include mains water and electricity, shared septic tank drainage, oil fired central heating and fibre optic broadband. EPC ratings E and F. Council tax band G and A. Ofcom suggest good 4G coverage.

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 Stein's esteemed Seafood restaurant. An area of outstanding natural beauty, there are an abundance of sandy beaches in close proximity including Trevone, Harlyn and Constantine bay where the revered championship golf course at Trevose is situated.

To find The Old Vicarage, leave Padstow on the A389 passing the fire station and main carpark on your right. Pass the sign for Prideaux Place and continue for approximately 425 meters. The entrance to The Old Vicarage can be found on the left hand side just after the playing fields. The postcode for satellite navigation is PL28 8RS. What3words: upcoming.graphics.ratty

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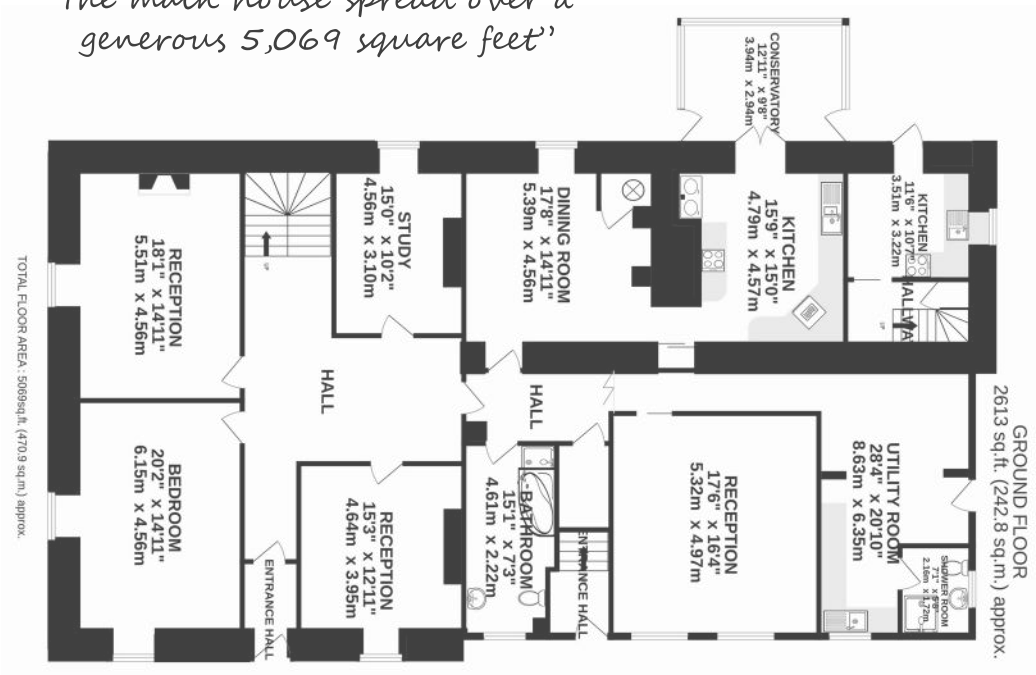

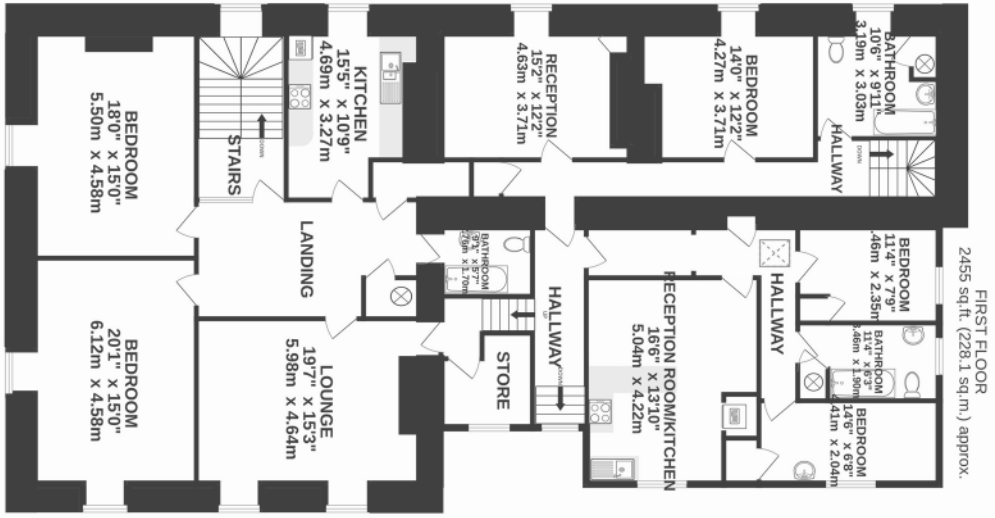

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