

# The Coach House

PADSTOW



**Jackie Stanley**  
ESTATE AGENTS





- ***Detached Former Coach House***
- ***Fabulous Position on the Outskirts of Picturesque Padstow***
- ***Three Bedrooms & Three Bathrooms***
- ***Character & Originality***
- ***Generous Gardens & Grounds***
- ***A Glimpse of the Ocean***
- ***Bordered by Open Fields***
- ***Integral Garage & Ample Driveway Parking***



Located on the immediate outskirts of sought after picturesque Padstow is this detached former coach house full of character and originality.

Discreetly hidden away behind The Old Vicarage, this historic building oozes charm and appeal, with generous grounds bordered by open fields and even a glimpse of the ocean.

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

As the accompanying floorplans illustrate, the accommodation comprises a central living room with a beamed ceiling, a brick fireplace and wood burning stove. At the far end is a single bedroom. With a slate tiled



floor, the kitchen is fully fitted with a comprehensive range of cabinets and drawers, integrated eye level oven and electric hob. Additionally, there is a large utility room/boot room and a ground floor shower room.

Up on the first floor are two double bedrooms, one with a modern en-suite bathroom and the other providing direct access to the south facing sun terrace. Last but not least is a generous size family bathroom.

Externally, the gardens and grounds extend to the front and side incorporating lawns, mature trees and hedging with a graveled driveway and parking area. Please note that The Coach House has a right of way over the driveway of The Old Vicarage for access.

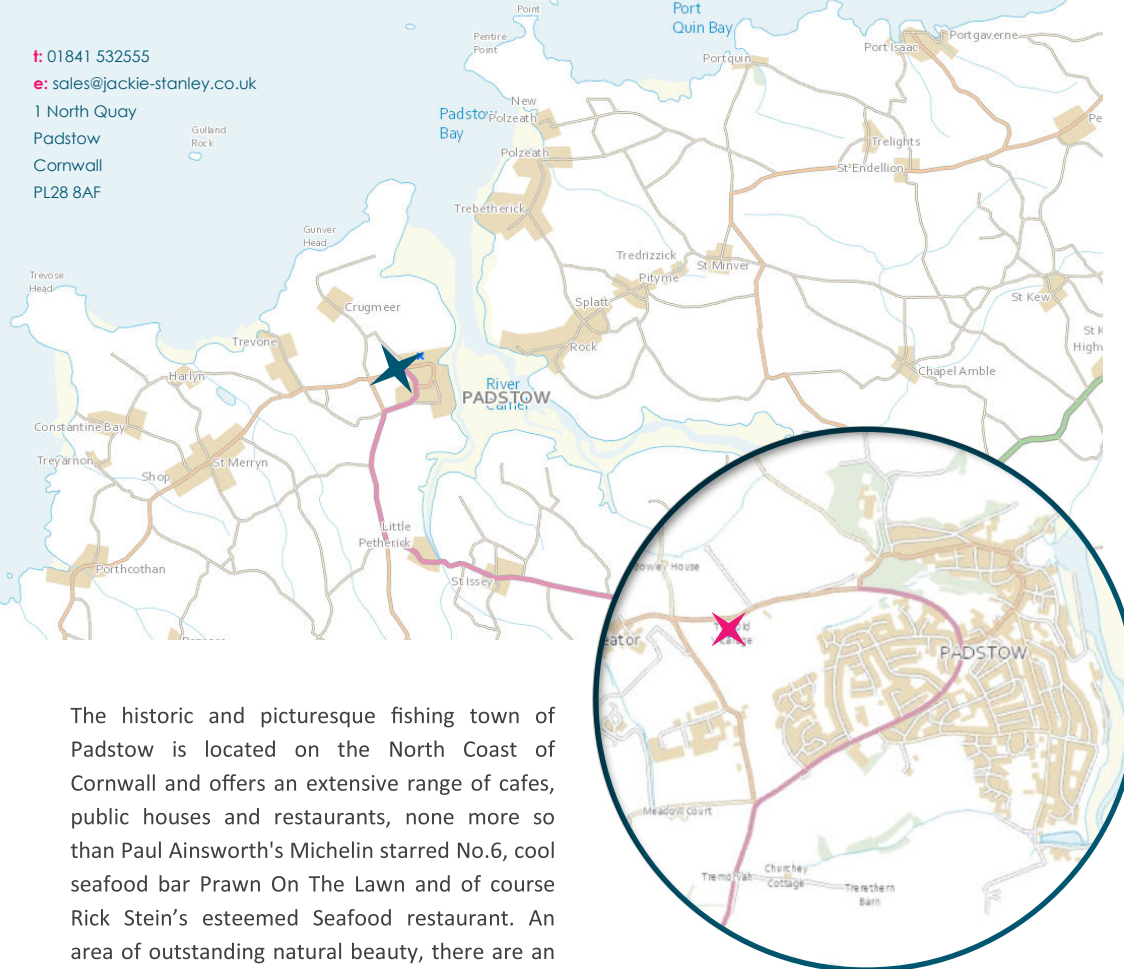
Services to the property include mains water and electricity, shared septic tank drainage and oil fired central heating. EPC ratings F. Council tax band D. Ofcom suggest ultrafast broadband availability. Ofcom suggest good 5G coverage.

## The Coach House, Padstow, PL28 8RS

£600,000 guide

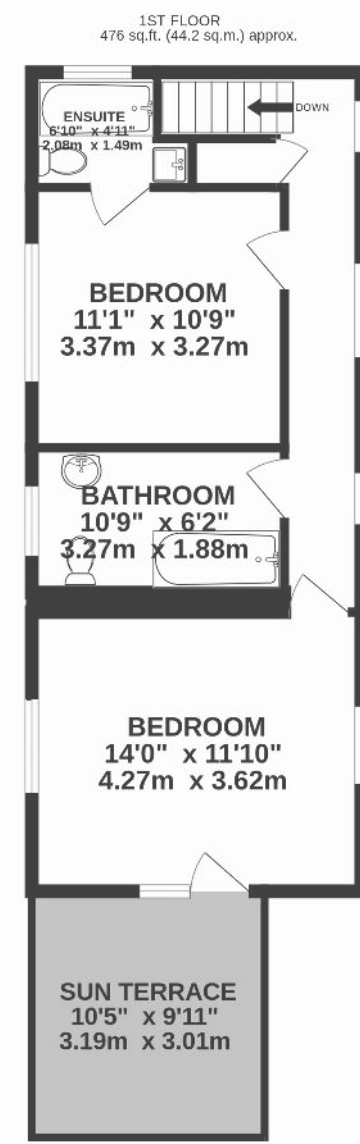
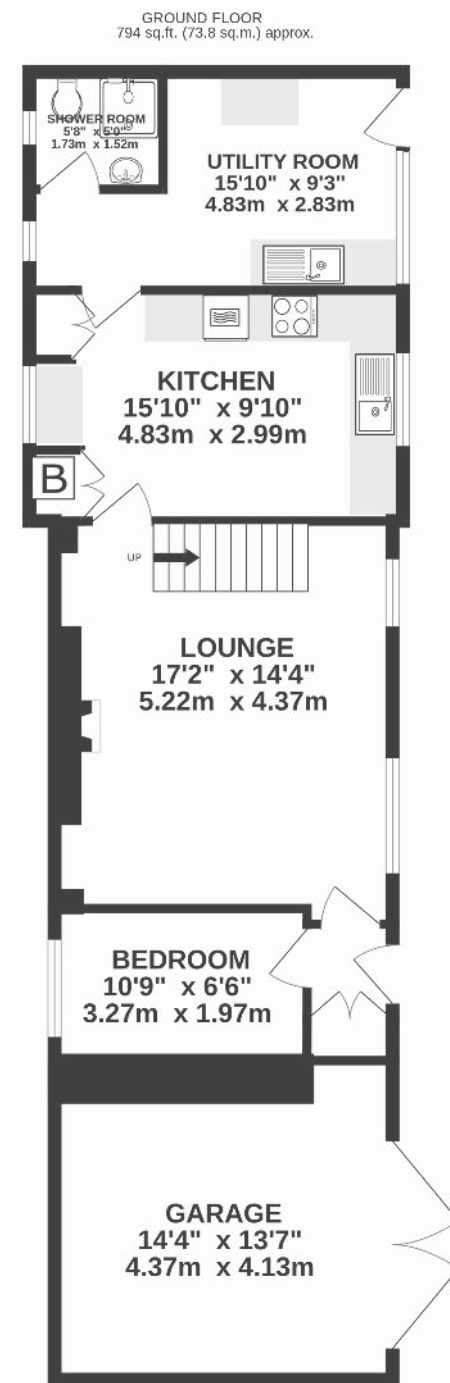


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The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick 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 Coach House, 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. Follow the driveway round the side to the rear where you will find The Coach House. The postcode for satellite navigation is PL28 8RS. What3words: supplied.rollover.pulps



TOTAL FLOOR AREA : 1271 sq.ft.  
(118.0 sq.m.) approx.