



2 Cross Street
PADSTOW


Jackie Stanley
ESTATE AGENTS



- **Located in the Old Part of Padstow Town**
- **Beautifully Presented Traditional Cottage**
- **Three Double Bedrooms with Two Contemporary Shower Rooms**
- **Modern Kitchen with Integrated Appliances**
- **Private Enclosed Courtyard Garden**
- **Currently a Successful 4 Star Gold Holiday Let**
- **Situated Yards from the Vibrant Harbour, Shops, Cafés & Restaurants**
- **50% Stamp Duty Contribution***

Located in the desirable old town area of Padstow just yards from the hustle and bustle of the vibrant harbour, is 2 Cross Street aka Stones Throw, an elegant three bedroom traditional cottage with an impressive three storeys of beautifully presented accommodation and private courtyard garden to the rear.

The accommodation comprises a wonderfully spacious and unexpected open plan living space all the way through to the kitchen with engineered wood floor underfoot. This inviting space is fully of natural light and focuses around the feature fireplace and recess shelving on either side. The stable door to the front is perfect listening to the world go by. A small step up and one continues into the kitchen/dining room.

Noteworthy features include sliding sash windows, fitted shutters, engineered wood floors, latched oak internal doors, some vaulted and beamed ceilings, thick stone walls, contemporary kitchen and shower rooms and a 4 star gold letting history.

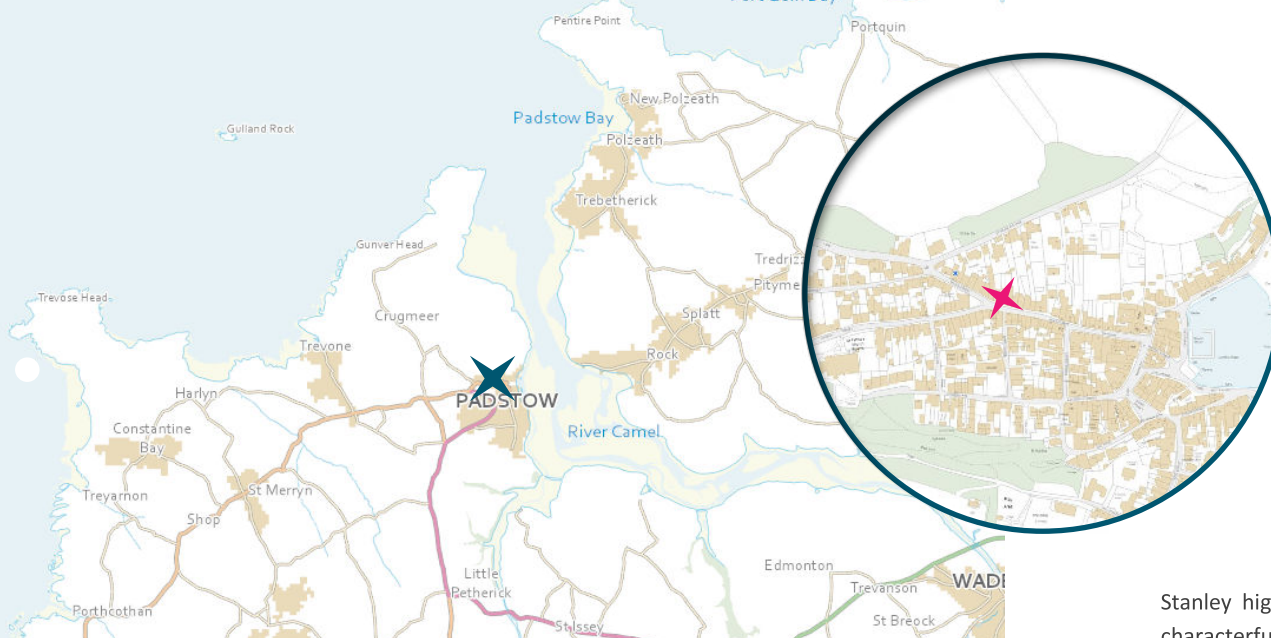
The kitchen is sleek and modern with fully integrated appliances except for the free standing fridge freezer. There is a cool breakfast bar and ample space for a dining room table and chairs. A rear door leads to the privately enclosed courtyard garden with enough space for a table and chairs and a spot of al fresco dining. An external utility cupboard is cleverly located in the courtyard housing the washing machine.

Up on the first floor, one will find two genuine double bedrooms - the master having a stylish en-suite shower room. Moving along the landing is the family shower room complete with a crisp white modern suite and large walk-in shower enclosure. a second genuine double bedroom resides on the first floor with a high ceiling and recessed storage cupboard. The second floor has a beautiful bright and light double bedroom with a vaulted ceiling and original A frame

**Stones Throw, 2 Cross Street,
Padstow, PL28 8AT £695,000 guide**



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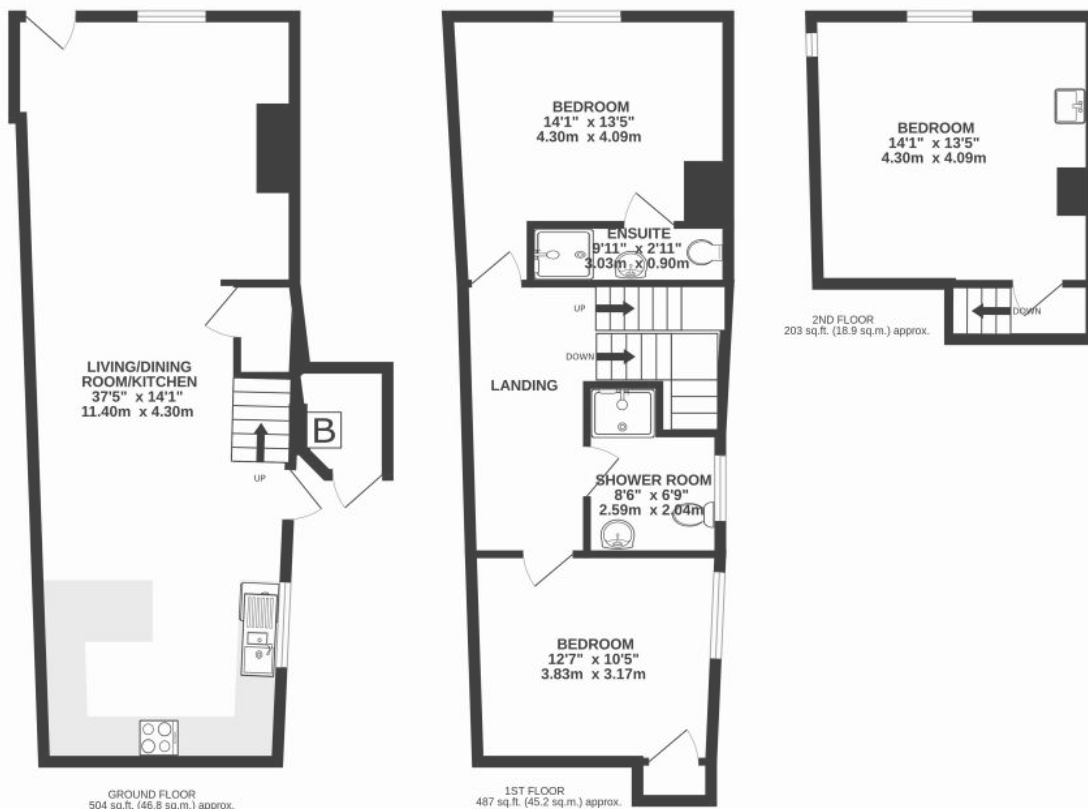


beams. One can enjoy a glimpse of the Camel Estuary across the rooftops of Padstow. Services to the property include mains water, gas, electricity and drainage. EPC rating D. Council tax band deleted. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile connectivity.

*The vendor recognises the impact of recent changes to stamp duty and will share the cost of the stamp duty with the purchaser, reflected in an overall price reduction.

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 elegant and characterful home.

TOTAL FLOOR AREA : 1194 sq.ft. (110.9 sq.m.) approx.



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 2 Cross Street 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 turn left onto Fentonluna Lane. Continue down Fentonluna Lane as it becomes Cross Street and number 2 aka Stones Throw can be found along on the left hand side. The postcode for satellite navigation is PL28 8AT. What3words: spreading.bookmark.physical