

# Heron Cottage

PADSTOW



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ESTATE AGENTS





- **Located in the Old Part of Padstow Town**
- **Attractive End-Terrace Townhouse**
- **Three Storeys of Spacious Accommodation**
- **Fully Refurbished Throughout & Sold Fully Furnished**
- **Four Bedrooms/Three Modern Bathrooms**
- **Stylish Fixtures & Fittings with a host of Traditional Features**
- **Private Enclosed Courtyard Garden**
- **Impressive View of Camel Estuary to Rock**

Positioned in a convenient and sought after old town area of Padstow moments from the harbour, Heron Cottage is an attractive end terrace Victorian townhouse. Behind its imposing façade, you'll find fully refurbished accommodation, a host of traditional features, modern fixtures and fittings and excellent views across the rooftops to the Camel Estuary.

Heron Cottage was extended, comprehensively refurbished and modernised by the current vendors in 2020 and has since been successfully holiday let, details of which are available upon request.

The property has three bedrooms on the first floor, two excellent size doubles and a single/bunk room. The second floor loft conversion is home to another large double bedroom with an en-suite bathroom and far reaching views across the Camel Estuary. There is a modern shower room on the first floor and another on the ground floor.

The ground floor consists of an inviting entrance/reception hall with staircase rising to the first floor. To the left is the sitting room which is located to the front of the house. This has a lovely bay window providing an abundance of natural light to the room alongside a contemporary electric fire, built in cabinetry and attractive coving. The room extends into the dining area with further cabinetry and recessed shelving.

Moving towards the rear of the property, the kitchen/diner has a range of modern blue fronted floor and wall cabinets and drawers, a contrasting work surface and integrated electric oven, microwave, induction hob, dishwasher, tall fridge/freezer, wine chiller and washing machine. Heron Cottage also comes fully furnished throughout.

To the rear of Heron Cottage is a secluded two tier courtyard patio, a delightful sunny spot perfect for al fresco dining or a glass of wine in the evening. This private space is fully enclosed with an original stone wall and fencing and complete with a garden shed. Services to the property include mains water, gas, electricity and drainage. EPC rating F. Council tax band deleted. Ofcom suggest ultrafast broadband connectivity. Ofcom suggest 5G mobile coverage.



**Heron Cottage, 8 New Street  
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£795,000 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 within a few 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 Heron Cottage, drive towards Padstow on the A389. As you approach Padstow, turn right at signs for the town centre and follow the road down the hill. As the road bears right, go straight on and follow New Street down the hill towards the town. Heron cottage aka number 8 can be found along on the left hand side, before St Petrocs Bistro. Please note, New Street is one way so we would recommend parking then proceeding on foot to the property. The postcode for satellite navigation is PL28 8EA. What3words: rating.lotteries.promotion

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