

The Sail Loft

PADSTOW




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ESTATE AGENTS



- **Located in the Old Part of Padstow Town**
- **Pretty Grade II Listed Mid Terraced Cottage**
- **Two Double Bedrooms**
- **Characterful Three Storey Accommodation**
- **Modern Kitchen & Bathroom**
- **Courtyard Garden & Outbuilding**
- **Established & Successful Holiday Let**
- **Situated Yards from the Vibrant Harbour, Shops, Cafes & Restaurants**



Located in the desirable old town area of Padstow just yards from the hustle and bustle of this vibrant town and working harbour, The Sail Loft is a 200 year old Grade II listed cottage full of original character with a modern twist.

With two double bedrooms and three storeys, The Sail Loft impressively offers everything one would want from a Cornish cottage.

The accommodation briefly comprises a cosy living/dining area complete with window seat and ceiling beams. This leads through to the modern kitchen, equipped and integrated with a gas hob, electric oven, dishwasher, fridge freezer and washing machine.

After a day exploring the narrow streets of Padstow, retire to one of the two double bedrooms which are located on the first and second floors. The first bedroom has a window seat, built in cupboard and beams to the ceiling. The second bedroom has a vaulted and beamed ceiling, and built in cupboard. The family bathroom, located on the first floor, is complete with a bath, separate shower enclosure, crisp white sanitary ware, tiled floor and half tiled walls.

To the rear is the courtyard garden, fully enclosed. This is an ideal sunny space for al fresco

dining. Additionally, there is an outbuilding with latched doors and slate roof—perfect dry storage. Services to the property include mains gas, water, electricity and drainage. EPC rating D.

The Sail Loft is currently a well established and successful holiday let which can also come fully furnished. Details are available on request.

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 Sail Loft, Church Lane, Padstow,
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£425,000**

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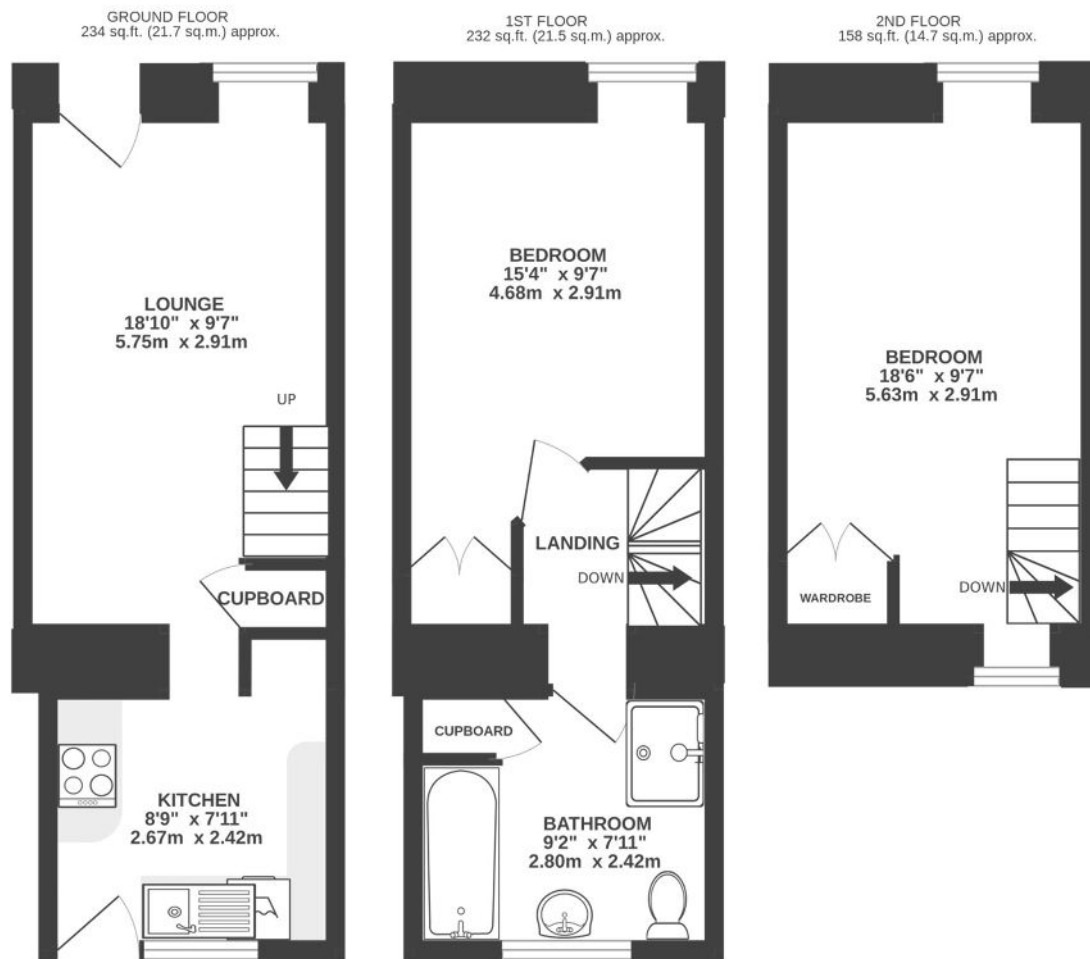


The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay approximately 14 miles away.

To find The Sail Loft, 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 onto Church Street. Pass St Petroc's Church and continue down the lane before turning right onto Ruthy's Lane. Drive to the end of Ruthy's Lane and then left onto Church Lane. The Sail Loft can be found along on the left hand side.

Postcode for satellite navigation is PL28 8AY. What3words: crumb.unhelpful.patch

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TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.