

The Coach House

PADSTOW



Jackie Stanley
ESTATE AGENTS



- **Desirably Located in the Old Part of Padstow Town**
- **Character Cottage with Beamed Ceiling & Wood Burning Stove**
- **Two Double Bedrooms with Master En-Suite**
- **UPVC Windows Throughout**
- **Large Integral Garage**
- **Private Courtyard Garden**
- **Situated Yards from the Vibrant Harbour, Shops, Cafés & Restaurants**



Located in the ever popular old town area of Padstow, just yards from the hustle and bustle of this vibrant town and working harbour, The Coach House is a character filled two bedroom cottage with the very welcomed addition of a large integral garage.

Behind the attractive stone façade is charming and welcoming accommodation, lending itself to a perfect holiday home or permanent residence.

The property welcomes you at the front entrance door leading into the ground floor entrance hall, with access to the garage, kitchen and living room. The kitchen comprises of dual aspect windows out into the old town, and has a well fitted selection of modern floor and wall units, and all the



fitted appliances required for modern living. Moving through to the living area, the focal point is a freestanding wood burning stove with further access into the sun room, currently being utilized as a separate dining area. The lounge enjoys a bright airy feel, with further French doors out onto the sheltered and enclosed courtyard garden. With wooden flooring throughout the downstairs areas, the property is in good decorative order. Moving back through to the hallway and stairs to the first floor, the property boasts 2 double bedrooms, master ensuite shower room, and a further family bathroom with over head shower.

One of the key attributes to The Coach House is a large integral garage, a valuable commodity in this coveted location. There is also an attractive low maintenance courtyard garden, with access via the sunroom or lounge area.

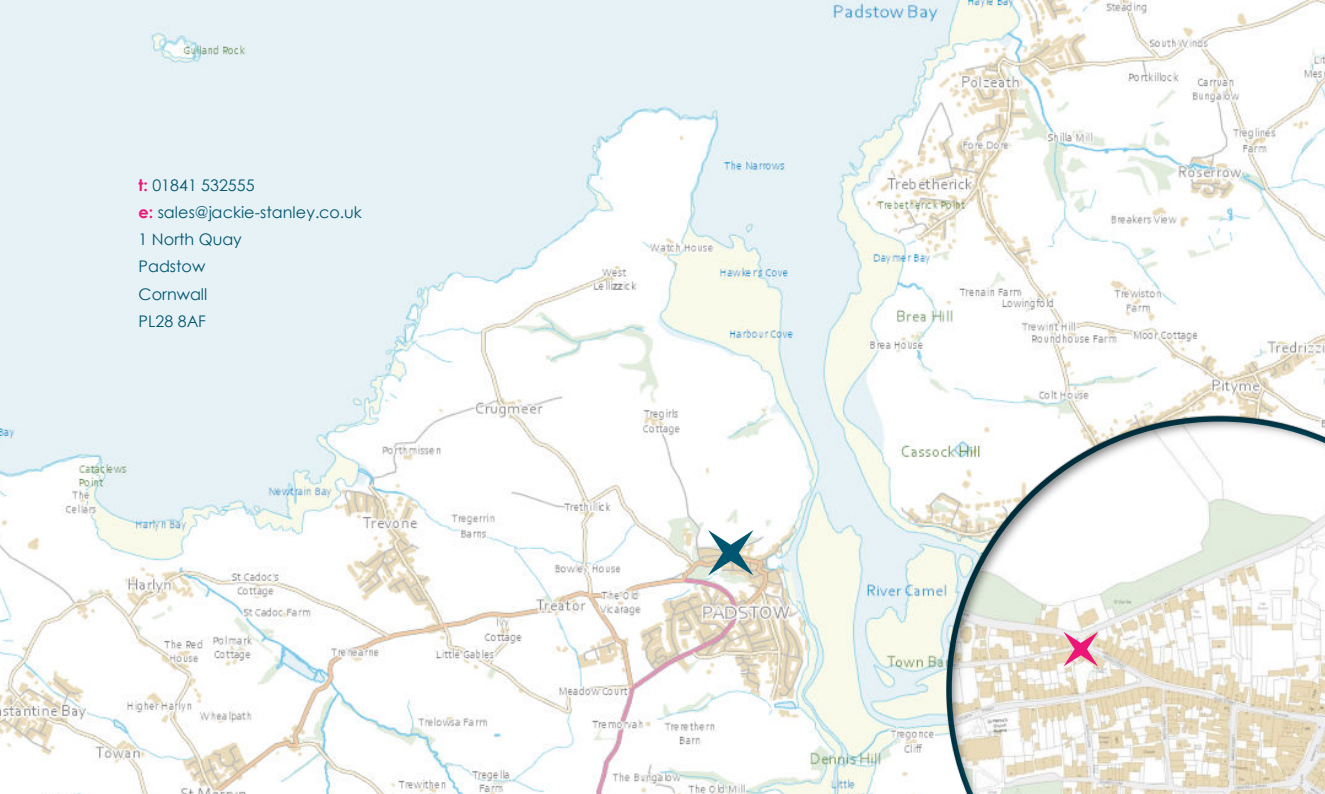
After a day exploring the narrow streets of Padstow, retire to one of the two double bedrooms up on the first floor. Both bedrooms have views of the beautiful old town. Bedroom one has a ensuite shower room. Services to the property include mains gas, water, electricity and drainage. EPC rated D. Council tax band D.

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 cottage to see the character and potential for yourself.

The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafés, 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



**The Coach House, Cross Street
Padstow, PL28 8AT £625,000 guide**

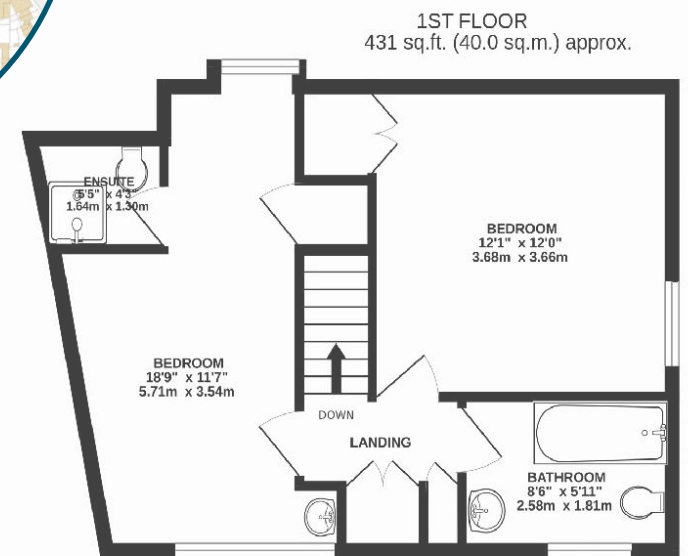
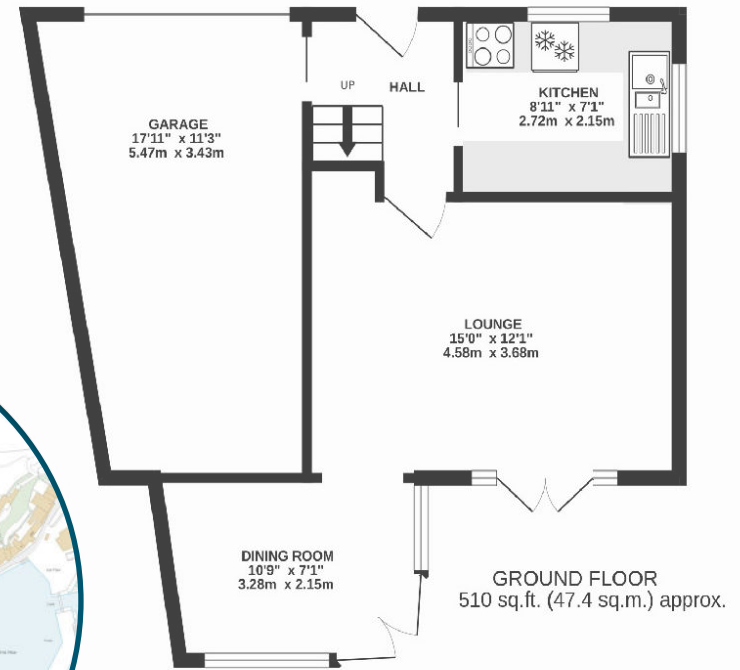


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“The Coach House is a character filled two bedroom cottage with the very welcomed addition of a car space and large integral garage”

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 The Coach House, 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 and Fentonluna. Pass the entrance to Prideaux Place then take the next left into Tregirls Lane followed by the next right into High Street. Follow High Street down to where it meets Cross Street and the cottage can be found on the right hand side. The postcode for satellite navigation is PL28 8AT. What3words: cloth. Corrosive.widely.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) approx.