

Uphill Cottage

PENROSE



Jackie Stanley
ESTATE AGENTS



- **Traditional Pretty End of Terrace Cottage**
- **Situated in the Heart of the Sleepy Rural Hamlet of Penrose**
- **Three Bedrooms & One Bathrooms**
- **Characterful Kitchen & Utility Boot Room**
- **Original Character in Abundance**
- **Wood Buring Stove**
- **Enclosed Garden, Double Garage & Parking for Two Cars**
- **A Short Drive from Picturesque Padstow & Porthcothan Bay**

Nestled in the peaceful hamlet of Penrose, just a mile from the stunning North Cornwall Coast is Uphill Cottage.

This delightful three bedroom, end of terrace cottage south facing property is brimming with character.

On entering the property, a bright and airy conservatory provides a beautiful and restful spot to enjoy the rural views. From here you enter into the cosy cottage sitting room, which boasts those ever desirable beamed ceilings and a striking wood burning stove.

The living space flows through to a kitchen diner, with further access to a pantry and utility / boot area.

The first floor staircase is accessible from the dining area, where 3 bedrooms and a family bathroom complete the internal accommodation.

The outside space incorporates an enclosed rear garden (N.B—with vehicular access to the neighbouring property) Double garage and parking.

Please note that Uphill Cottage is currently a successful holiday let generating an excellent return and occupancy, details of which are available on request. Services to the property include mains electricity and water, night storage heating and a shared septic tank drainage system. EPC rating E.

The quiet rural hamlet of Penrose lies within five miles of the historic and picturesque fishing town of Padstow, offering 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. Within three miles is the bustling village of St Merryn offering a good range of amenities including several restaurants, a post office/grocery store, a bakers/delicatessen, a petrol station/garage and two Public Houses including Rick Stein's 'The Cornish Arms' serving great food and local ales. There is also a doctors surgery and Primary School with an excellent reputation. The cottage is a great base from which to explore the surrounding coastline that includes the beaches of Harlyn Bay, Trevone Bay, Constantine Bay and Treyarnon which are all located within a three mile radius. The nearest mainline



Uphill Cottage, Penrose, PL27 7TB
£525,000 guide

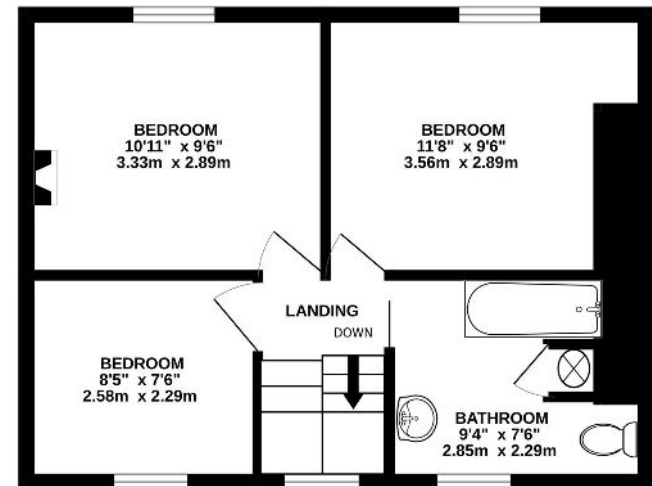
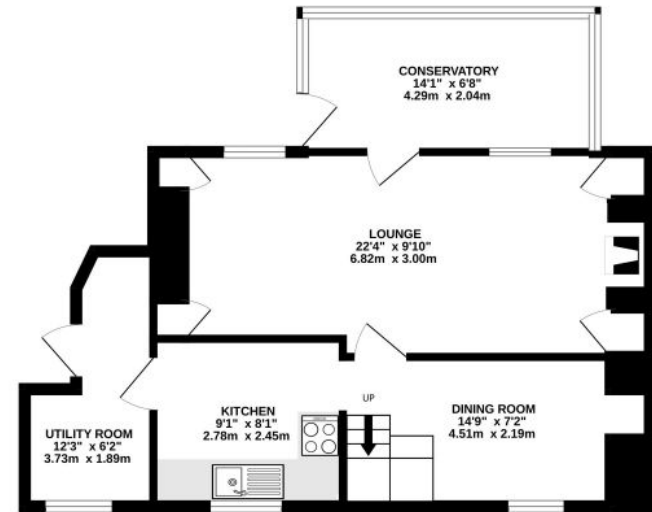
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station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay just 6 miles away.

To find Uphill Cottage, leave Padstow and follow the A389 for approximately 3 miles passing Trevisker Garden Centre along the way. Continue along the A389 as it becomes the B3274 and then turn right at signs for St Merryn Park. Follow this lane to the next T-junction and turn left following signs for Rumford and St Eval. Follow this lane all the way through Rumford and out the other side. At the next T-junction, follow signs to Penrose and follow the lane all the way into Penrose. As you enter the hamlet, take a right onto Penrose Lane and the next right and Uphill Cottage can be found on the right hand side. The postcode for satellite navigation is PL27 7TB. What3words: ///caused.skin.people

GROUND FLOOR
 535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
 366 sq.ft. (34.0 sq.m.) approx.

TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.