

1 Tregella Farm Cottages

PADSTOW



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ESTATE AGENTS



- **End of Terrace Holiday Cottage**
- **Extremely Peaceful & Private Location on the Outskirts of Padstow**
- **Two Double Bedrooms/ Bathroom & Shower Room**
- **Open Plan Living Accommodation**
- **Private Driveway Parking**
- **Available Fully Furnished**
- **Currently a Successful Holiday Let**

1 Tregella Farm Cottages is situated within a select development of beautiful stone built holiday cottages, located in a peaceful and rural location on the outskirts of the picturesque harbour town of Padstow. This characterful and unique development is surrounded by open countryside and consists of 12 holiday properties which were converted from agricultural buildings in 2002.

The accommodation is well presented and full of traditional features such as wooden latched doors, high vaulted ceilings and exposed wooden beams. The ground floor consists of an open plan living and kitchen area and a double bedroom currently arranged as a twin room, with a large built in cupboard and en-suite shower room.

On the first floor is a second double bedroom with a built in cupboard and a modern family bathroom with a paneled bath, wash hand basin and low level WC.

To the rear of the property is a pretty courtyard two tier garden/patio area with far reaching views across the surrounding countryside. The property has the benefit of private driveway parking for two vehicles. Services to the property include mains electricity and water, with a private drainage system. There is an annual maintenance charge of £700 to cover the maintenance of the carpark, drainage and bin collection.

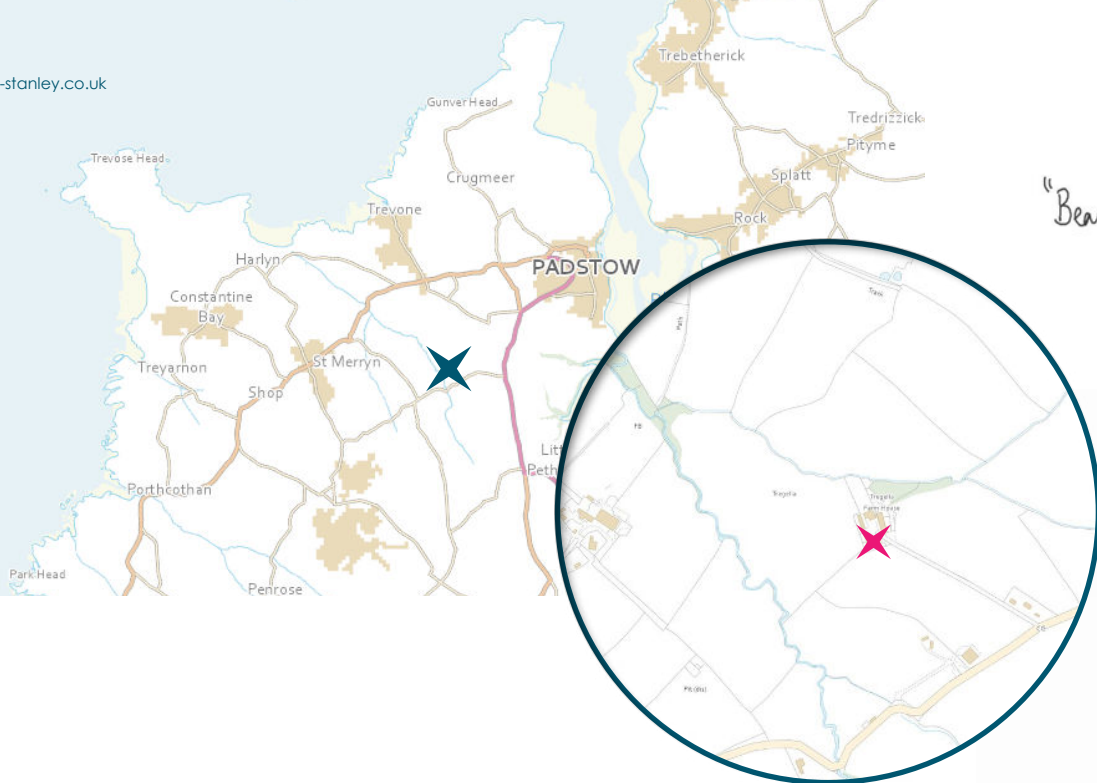
1 Tregella Farm Cottage is just a short distance from the bustling village of St Merryn which offers a good range of amenities including several restaurants, a post office/grocery store, a bakers/delicatessen, a petrol station/garage and two Public Houses including Rick Stein's 'The Cornish Arms' serving great food and local ales. There is also a doctors surgery and Primary School with an excellent reputation.

The village is a great base from which to explore the surrounding coastline which includes the beaches of Harlyn Bay, Trevone Bay, Constantine Bay, Treyarnon and Porthcothan which are all located within a 3 to 5 mile radius.



1 Tregella Farm Cottages, Padstow
PL28 8LJ £325,000 guide

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"Beautiful stone built holiday cottage, surrounded by open countryside"

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 1 Tregella Cottage, leave Padstow and follow the A389 for approximately one mile. Turn right at the sign for Tresallyn and follow the lane down for approximately 500 yards and the entrance to Tregella Farm Cottages can be found on the right hand side. The postcode for satellite navigation is PL28 8LJ. What3words: shunted.curving.narrating

