

Garslade

PADSTOW OLD TOWN



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ESTATE AGENTS



- **Located in the Old Part of Padstow Town**
- **Distinguished Former Gentleman's Residence with Period Features Throughout**
- **Four Double Bedrooms/Three Bathrooms**
- **Two Elegant Reception Rooms**
- **Outhouse with Utility & Shower Room**
- **Enclosed Three Tier Terraced Garden**
- **Tranquil Views of St Petroc's Church & the Camel Estuary**

Set within one of the most sought-after locations in Padstow, this exceptional former gentleman's residence presents a rare opportunity to acquire a substantial and beautifully preserved period home of notable character. Constructed in traditional Cornish stone, Garslade effortlessly combines refined historic elegance with thoughtfully integrated modern comforts.

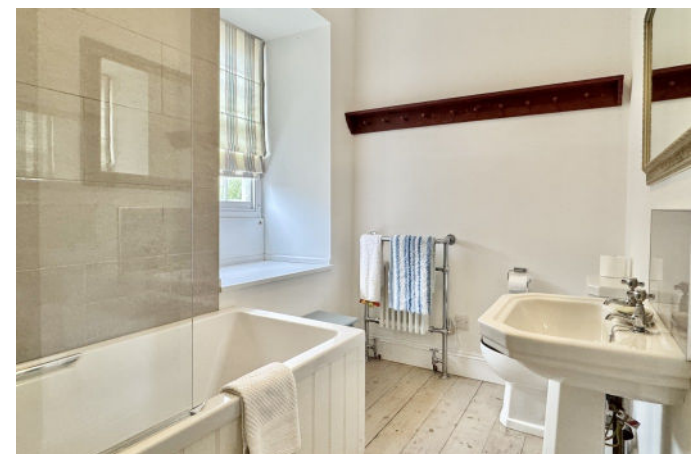
From the moment of arrival, the house makes a lasting impression. The front door opens into a striking entrance hall, where an original tiled floor, graceful arched ceiling and sweeping staircase immediately establish the home's architectural pedigree. Beyond, the accommodation unfolds across generous proportions, with two independent staircases enhancing both privacy and unique versatility.

The principal drawing room is a wonderfully light and elegant space, enhanced by large sash windows, exposed floorboards and a handsome period fireplace that forms a natural focal point. This is a room designed equally for quiet relaxation or refined entertaining. To the rear, the kitchen breakfast room offers a contemporary contrast, fitted with sleek high-gloss cabinetry, oak worktops and integrated appliances while enjoying a dual aspect and direct access onto the garden terrace, creating a seamless connection between indoor and outdoor living. A formal dining room, rich in period detail and centred around a striking fireplace, opens through French doors to the garden, making it ideal for both everyday dining and special occasions. A discreet cloakroom and rear lobby complete the ground floor, the latter providing access to the second staircase.

The upper floors reveal four beautifully proportioned bedrooms, each retaining a strong sense of the home's historic charm. The principal suite enjoys elevated views towards the church and features an original fireplace and a modern en-suite shower room. A second bedroom suite offers dual-aspect windows, a character fireplace and a contemporary en-suite shower room. Two further double bedrooms, both with dormer sash windows and built-in storage, enjoy outlooks across the churchyard, estuary and rear garden respectively. A family bathroom, finished in a classic style with traditional fittings, completes the accommodation.

Externally, the enclosed terraced garden is a private and tranquil retreat. Arranged over several levels, it offers paved seating areas, lawned section and mature Cornish stone boundaries, creating a sheltered and atmospheric setting ideal for alfresco dining or quiet relaxation. An external utility and shower room adds further practicality, particularly suited to coastal living.

Garslade, Church Street, Padstow
PL28 8BG £975,000 guide



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Positioned within Padstow's historic Old Town, the property enjoys immediate access to the harbour, renowned restaurants, coastal walks and the Camel Estuary, while retaining a sense of privacy and seclusion rarely found so centrally. This is a residence of genuine distinction, offering timeless elegance, generous space and exceptional versatility in one of Cornwall's most desirable coastal towns. A private viewing is essential to fully appreciate the quality, scale and atmosphere of this remarkable home.

Services to the property include mains water, gas, electricity and drainage. EPC rating TBC. Council tax band E. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile coverage.

The historic harbour town of Padstow sits proudly on Cornwall's dramatic North Coast, renowned for its timeless fishing heritage, picturesque streets and thriving culinary scene. The town is home to an enviable collection of cafés, bars and award-winning restaurants, including Paul Ainsworth's Michelin-starred No.6, the stylish seafood bar Prawn on the Lawn, and Rick Stein's world-famous Seafood Restaurant. Surrounded by an Area of Outstanding Natural Beauty, Padstow is perfectly positioned for lovers of the outdoors. Within just a few miles lie some of Cornwall's most celebrated sandy beaches, ideal for sailing, surfing and family days out, while Trevose Golf & Country Club offers a championship links course with breathtaking sea views. Padstow is also well connected. The nearest mainline railway station at Bodmin Parkway (approx. 20 miles) provides direct links to London, while Newquay Airport (approx. 14 miles) offers domestic and international flights.

To find Garslade, 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 and continue down Church Lane. Garslade can be found along on the left hand side opposite the church. The postcode for satellite navigation is PL28 8BG. What3words: finger.forwarded.slows

