Clome Cottage

PADSTOW OLD TOWN

Jackie Stanley

ESTATE AGENTS

- *Located in the Old Part of Padstow Town*
- *Bijou Cottage*
- *One double bedroom*
- *Characterful & Stylish Accommodation*
- *Modern open plan kitchen/lounge/diner*
- *Ideal Holiday let potential*
- *Situated Yards from the Vibrant Harbour Shops, Cafes & Restaurants*
- *Perfect bolt hole property*

Located in the desirable old town area of Padstow just yards from the hustle and bustle of all that beautiful Padstow Harbour has to offer. Clome Cottage is a perfectly proportioned bolt hole, with one spacious double bedroom, a well equipped bathroom, and well laid out lounge, kitchen diner.

Clome Cottage is welcoming, comfortable and offers simple yet stylish accommodation combined with original character and modern touches.

On opening the tall unassuming wooden gate on the side street, a delightfully private tiny mews of idyllic cottages meets the eye, as if hidden away from public view. Clome Cottage is the first to welcome you. Open plan in design, the front door opens into the living/kitchen/dining room, a modern fitted kitchen with integrated appliances and a generally welcoming feel to this beautifully bijou property.

Up on the first floor is a beautiful double bedroom with vaulted and beamed ceiling, fitted wardrobe and a bright airy feel. Finishing the accommodation is the family sized bathroom, a crisp white airy room with traditional fittings and heated towel rail.

There is no outside garden space at this property, but there is unlimited easy walking distance to the Harbour, beaches and coastal path. Services to the property include mains gas, water, electricity and drainage. Council tax band A. Ofcom suggest mobile coverage is available. EPC rating E.

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 perfectly petite cottage.

Clome Cottage, Padstow, PL28 8AT

£275,000 guide

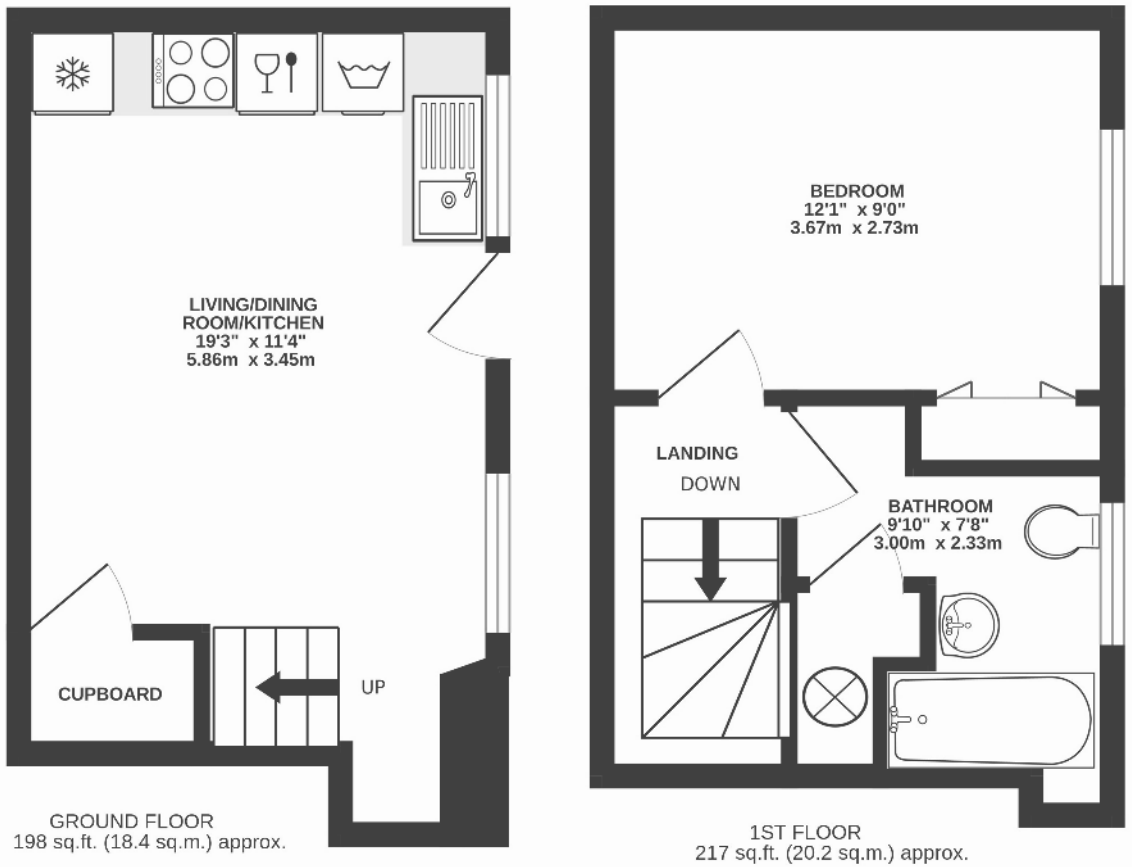
t: 01841 532555
e: sales@jackie-stanley.co.uk
1 North Quay
Padstow
Cornwall
PL28 8AF

"A bijou cottage impressively offering everything one would want from a Cornish bolthole"

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 Clome Cottage, 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 turn left onto Fentonluna Lane. Continue down Fentonluna Lane and then onto Cross Street. The entrance to the mews can be along on the left hand side. A blue slatted gate leads to a small mews of cottages with Clome Cottage the first on the right. The postcode for satellite navigation is PL28 8AT. What3words: ghost.envoy.inches

TOTAL FLOOR AREA : 415 sq.ft. (38.6 sq.m.) approx.



GROUND FLOOR
198 sq.ft. (18.4 sq.m.) approx.

1ST FLOOR
217 sq.ft. (20.2 sq.m.) approx.

rightmove OnTheMarket Zoopla propertymark @jackiestanleyea