2 Langford Place
PADSTOW
Jackie Stanley
ESTATE AGENTS

- ***Semi Detached Shared Ownership Home on the Edge of Padstow***
- ***Comfortable Well Presented Accommodation***
- ***Two Double Bedrooms***
- ***Contemporary Kitchen & Bathroom***
- ***UPVC Double Glazed Windows & Doors, Gas Central Heating***
- ***Enclosed South West Facing Garden & Two Allocated Parking Spaces***
- ***Positioned at the end of a Cul-De-Sac with no Passing Traffic***
- ***Just a short walk from the Harbour, Restaurants, Shops & Local School of Picturesque Padstow***

An exciting opportunity to step onto the property ladder in one of Cornwall's most desirable coastal settings, this beautifully presented shared ownership home is located on the edge of the picturesque harbour town of Padstow in a quiet spot with no passing traffic.

Built in 2019, 2 Langford Place combines contemporary design with the natural beauty of the surrounding coastal landscape, offering a superb balance of modern living and seaside charm.

Positioned just a short walk from Padstow's vibrant harbour, one can enjoy immediate access to an array of independent shops, galleries and renowned eateries, along with everyday amenities and schooling. The area is also perfectly placed for enjoying some of North Cornwall's most stunning beaches,

while excellent transport links, including regular bus services to Newquay and Bodmin, ensure convenient travel across the county and beyond.

2 Langford Place incorporates an inviting entrance hall with staircase rising to the first floor. The living accommodation is open plan, featuring a spacious living area with a full feature wall of storage units and cupboards with ample space for sofa, armchair and occasional furniture. The lively and fun colour scheme adds both light and texture to the room. The kitchen is fully fitted and integrated with a sleek contemporary range of cabinets and drawers, alongside space for a dining table and chairs. French doors open directly onto the rear garden, while a useful utility area and separate cloakroom complete the ground floor accommodation. To the first floor are two genuine double bedrooms and a stylish family bathroom complete with a crisp white suite, bath and shower over.

2 Langford Place, Padstow, PL28 8GE

£144,000

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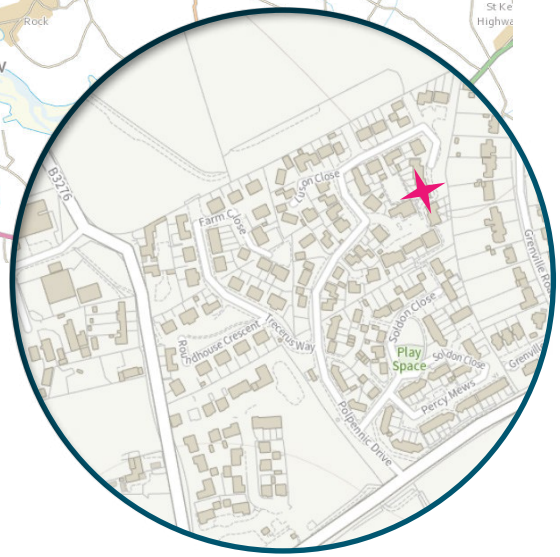

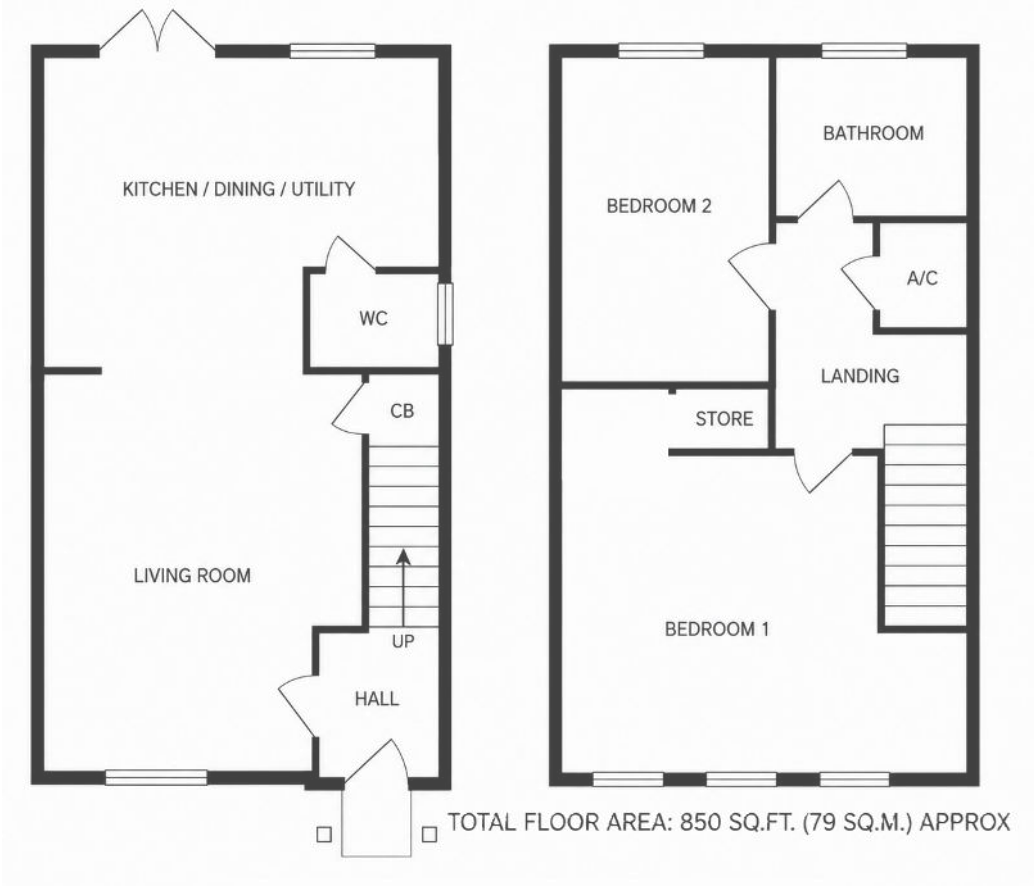

Externally, the rear garden is fully enclosed with fenced boundaries and gated side access. The garden is mainly laid to lawn with a small patio seating area. To the front is a further lawned area and paved pathway, along with allocated parking spaces for two vehicles.

Please note that this property is a Shared Ownership home being sold at a 40% share. Buyers must meet the eligibility criteria for Shared Ownership and will be assessed for affordability by our assessment team. The ownership share can be staircased over time. The current rent payable is £442.79 per calendar month, alongside an annual service charge of £48.67. The property is leasehold with 92 years remaining on the lease. You do not need to be a first-time buyer, but you must be eligible for Shared Ownership.

This is a rare chance to secure an affordable, high-quality home in one of Cornwall's most sought-after coastal locations, offering a lifestyle opportunity by the sea.

Services to the properties include mains gas, water, electricity and drainage. EPC rating B. Council tax band C. 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 2 Langford Place, head towards Padstow on the A389. As you arrive in Padstow, turn left into Polpennic Drive. Drive all the way to the end of Polpennic Drive and then bear right into Langford Place. Number 2 can be found along on the right hand side. The postcode for satellite navigation is PL28 8GE. What3words: intro.newsprint.lookout

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