



Jackie Stanley
ESTATE AGENTS

Bumblebee Cottage

PADSTOW

Bumblebee
Cottage

26

Wadebridge 8



- *Located in the Old Part of Padstow Town*
- *Attractive Chic & Contemporary Cottage*
- *Fully Refurbished Throughout*
- *Three Bedrooms/Two En-Suite Shower Rooms*
- *Stylish Fixtures & Fittings with a host of Traditional Features*
- *Private Enclosed Courtyard Garden*
- *Proven Successful Holiday Let with Strong Rental History*

Positioned in a convenient and sought after old town area of Padstow moments from the harbour, Bumblebee Cottage is an attractive terraced Cottage. Behind its pretty façade, you'll find fully refurbished accommodation, a host of traditional features, modern fixtures and fittings and excellent views across the rooftops to the Camel Estuary.

Bumblebee Cottage was comprehensively refurbished and modernised by the current vendors and has since been successfully holiday let, details of which are available upon request.

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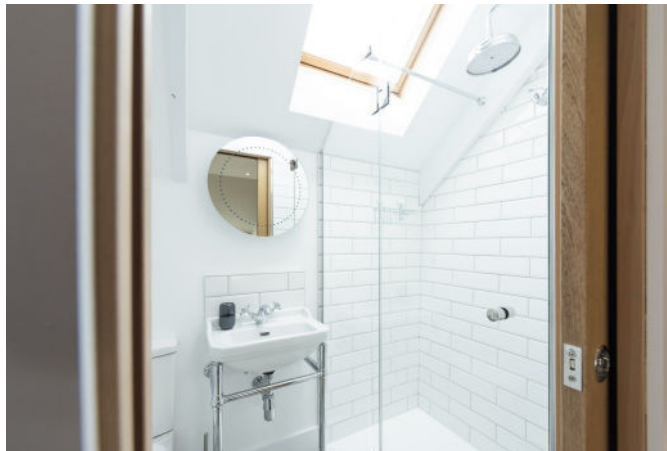
Bumblebee Cottage was comprehensively refurbished and modernised by the current vendors and has since been successfully holiday let, details of which are available upon request.

Bumblebee Cottage has a multitude of features that includes exposed stone walls, deep windows and beamed ceilings.

The Stunning kitchen is complete with integrated appliances to include an electric oven and hob, fridge freezer, dishwasher and washing machine. Deep windows in the living room and velux windows to the kitchen area fill the open plan ground floor with plenty of natural light. One of the three bedrooms and a WC can be found on the ground floor along with the open plan living space.

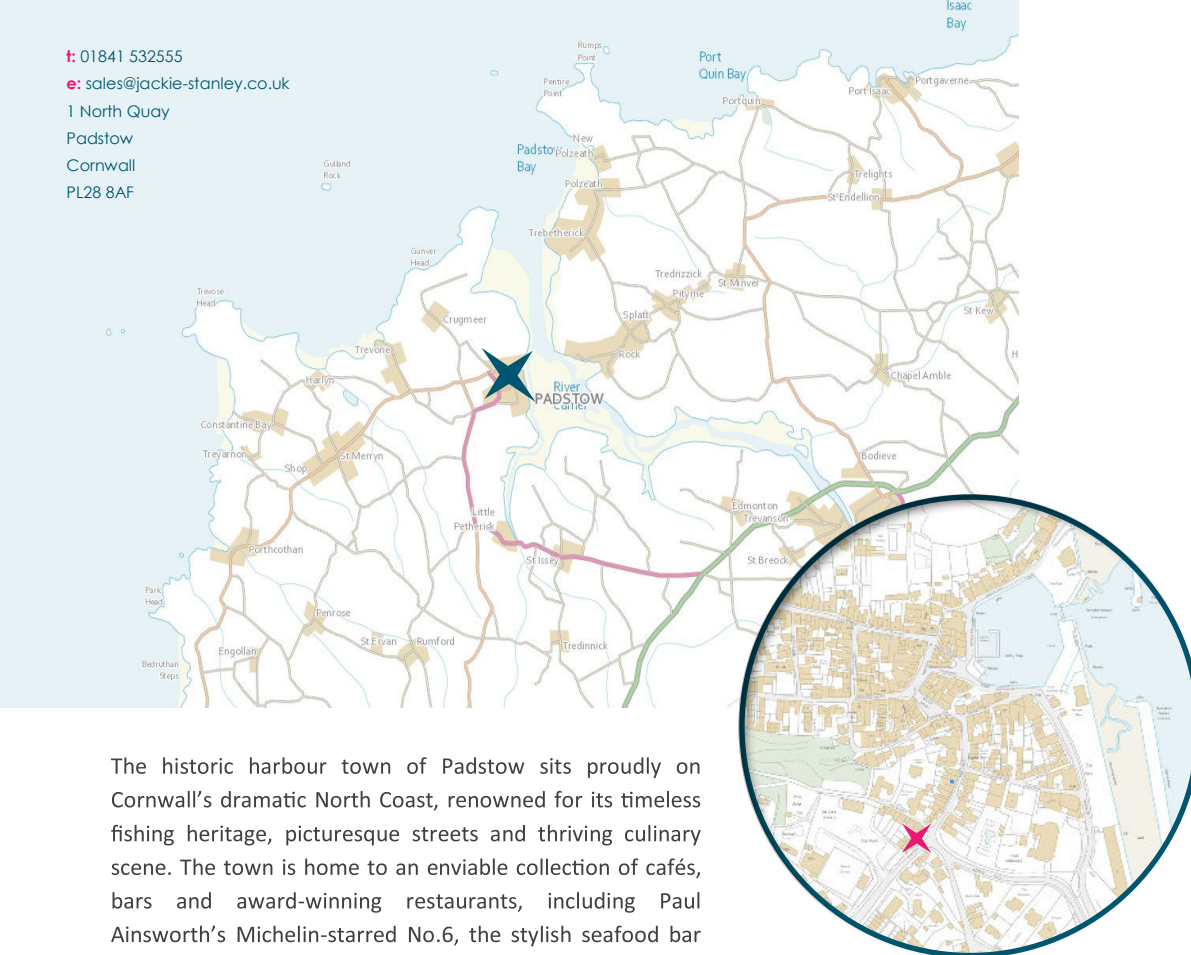
Head up to the first floor where you will find two double bedrooms each with contemporary en-suite shower rooms finished superbly with contemporary tiling.

Outside there is a pretty patio, fully enclosed and arranged over three levels, the perfect space for alfresco dining. Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band deleted. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile coverage.



**Bumblebee, 26 New Street, Padstow
PL28 8EA £620,000 guide**

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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 Bumblebee Cottage, drive towards Padstow on the A389. As you approach Padstow, turn right at signs for the town centre and follow the road down the hill. As the road bears right, Bumblebee cottage aka 26 number can be found along on the left hand side on the corner as the road begins to bear right. Please note there is no parking with the property. The postcode for satellite navigation is PL28 8EA. What3words: galaxy.editor.tasteful

TOTAL FLOOR AREA : 741 sq.ft. (68.8 sq.m.) approx.

