2 St Petroc's Close

PADSTOW

Jackie Stanley

ESTATE AGENTS

- ***Spacious Link Detached Home in Quiet Residential Setting***
- ***Over 1,300 Square Feet of Accommodation***
- ***Three Double Bedrooms, Bathroom & Cloakroom***
- ***Living/Dining Rooms, Fitted Kitchen & Utility Room***
- ***Integral Garage & Driveway Parking***
- ***Expansive Rear Patio & Lawned Side Garden***
- ***Excellent Modernisation Project***
- ***Situated within a short walk of the Harbour, Cafes & Restaurants of Picturesque Padstow***

Situated within a popular and established residential area of picturesque Padstow, this spacious three-bedroom semi-detached home offers approximately 1,305 square feet of well-proportioned accommodation, together with an integral garage, driveway parking and generous gardens.

Although now requiring modernisation, the property presents an excellent opportunity to create a comfortable family home tailored to individual tastes. The accommodation begins with an entrance porch opening into a central hallway. From here, the principal reception room provides an impressive

amount of living space, with a broad bay window drawing in plenty of natural light and a stone fireplace forming a traditional focal point. The room flows naturally into a separate dining area, where glazed doors open directly onto the rear patio and garden. Positioned beyond the hallway, the kitchen is fitted with a range of timber-fronted units, work surfaces and integrated appliances, with a window overlooking the garden. A separate utility room provides valuable additional workspace and storage, together with direct access outside. The ground floor is completed by a useful cloakroom, while the double height integral garage offers secure parking, storage or workshop space.

On the first floor, the landing serves three well-proportioned bedrooms, each capable of accommodating a double bed or providing flexible space for guests, children or home working. The bedrooms are complemented by a family bathroom fitted with a three-piece suite comprising a bath with shower screen, pedestal wash basin and WC.

2 St Petroc's Close, Padstow

PL28 8SP £410,000 guide

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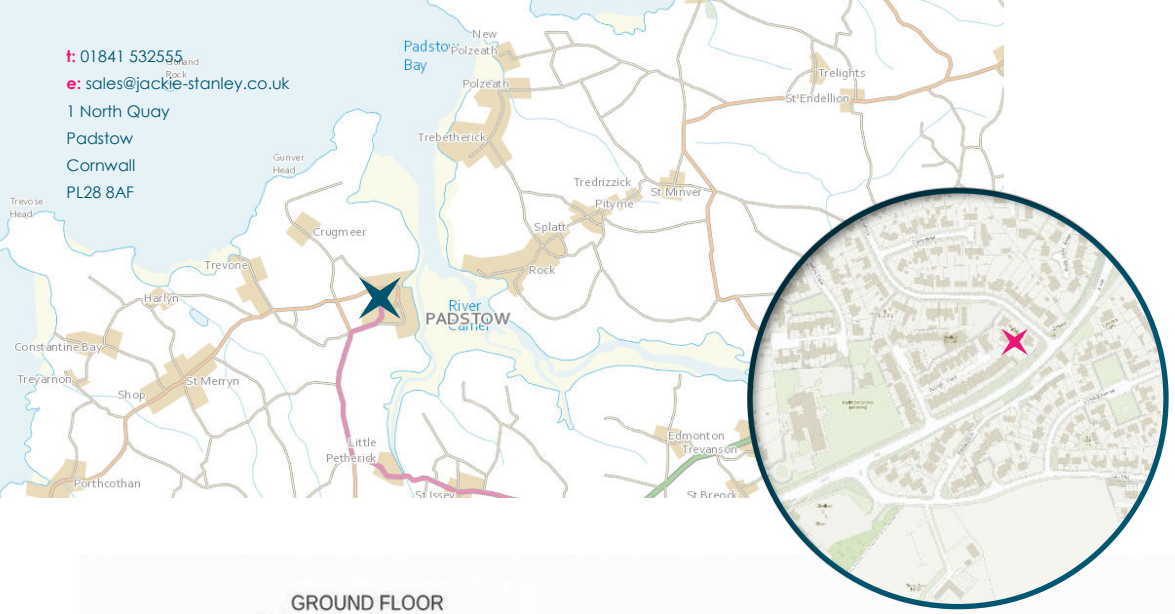
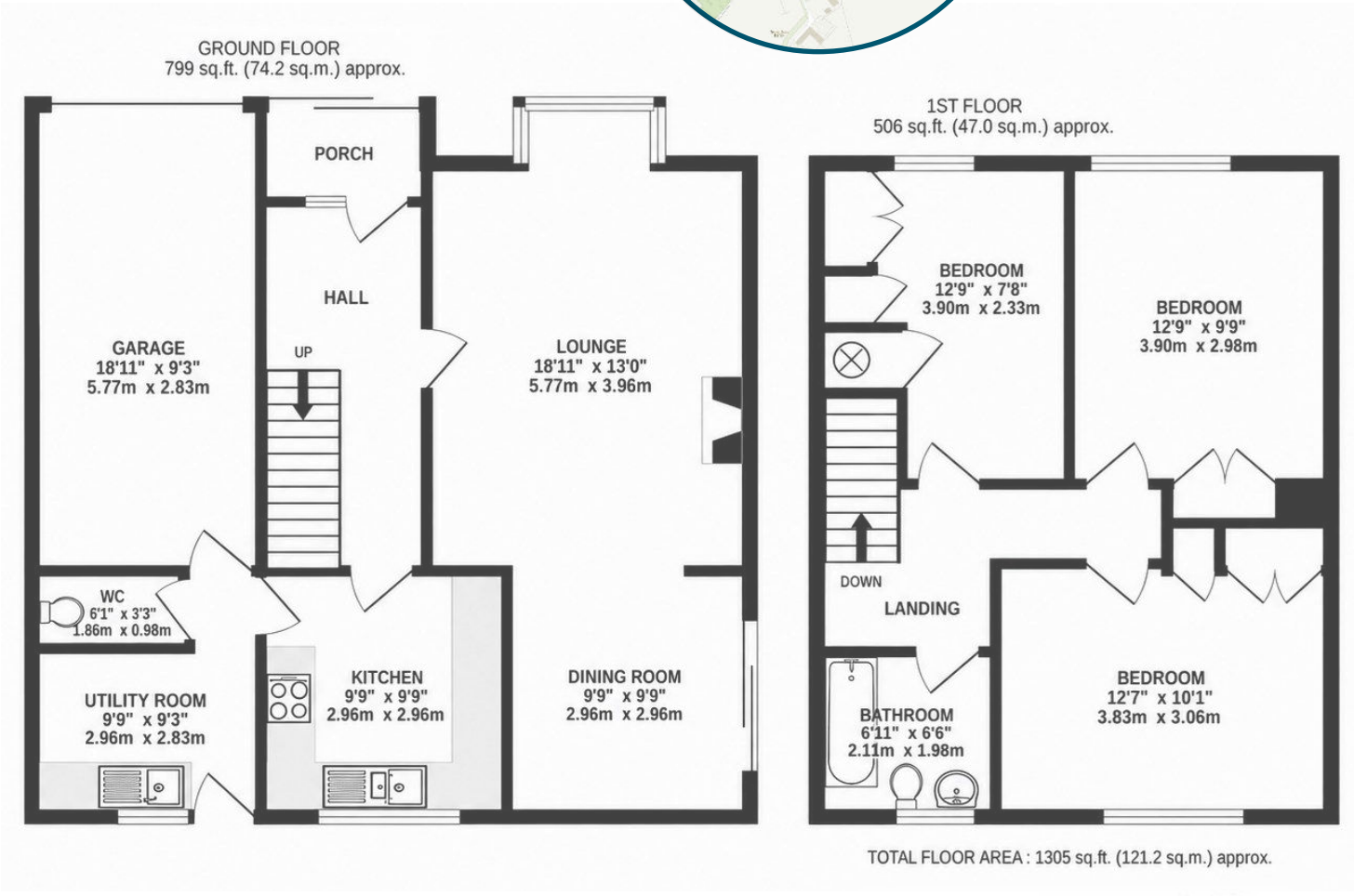


Outside, the property is approached over a private driveway providing off-road parking and access to the integral garage. The gardens are a particular feature, extending around the side and rear of the house with established hedging, shrubs, areas of lawn and a substantial paved terrace. Offering ample room for outdoor seating and entertaining, the grounds provide considerable scope for landscaping and improvement.

With its generous accommodation, practical layout and excellent potential, 2 St Petroc's Close represents an appealing opportunity for buyers seeking a spacious permanent home in Padstow.

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



The historic and picturesque fishing town of Padstow is located on the magical North Coast of Cornwall, offering 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 stunning sandy beaches within a few miles as well as the revered 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 seven 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 twenty miles distant with the nearest airport at Newquay approximately fourteen miles away with domestic and international flights.

To find 2 St Petroc's Close, head towards Padstow on the A389. As you arrive in Padstow, drive past the primary School, playing field and Raleigh Close. Turn left at the next turning into Boyd Avenue and St Petroc's Close is the next turning on the left hand side. The postcode for satellite navigation is PL28 8SP. What3words: nightfall.wheat.robots

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