



# Serendipity

PADSTOW

SERENDIPITY

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- **Located in Sought After Old Town Padstow & Area of Conservation**
- **Eye Catching & Recently Refurbished Semi Detached Cottage**
- **Three Bedrooms & Two Stylish Bathrooms**
- **Contemporary Equipped Kitchen & Wood Burning Stove**
- **Utility/Drying Room**
- **Beams & Slate Floors**
- **Enclosed Front Courtyard or Parking for a Small Car**
- **Moments from the Vibrant Quayside, Shops, Cafés & Restaurants of Picturesque Padstow**

Once the residence of Padstow Coach adjacent to the former stables, Serendipity is located in sought after old town Padstow moments from the wave beaten boats and wheeling gulls of the vibrant working harbour. This eye catching three bedroom semi detached cottage is currently a successful holiday let, an excellent investment opportunity or perfect second home.

Serendipity has recently been the subject of an all encompassing scheme of



refurbishment and modernisation to create a stylish modern interior whilst retaining tradition and originality. The living accommodation is of open plan design with a slate floor underfoot and inset wood burning stove for those cosy nights in. The new kitchen is a deep navy blue with a contrasting oak block work surface and tiled splashback. Integrated appliances include an electric oven and hob, dishwasher and fridge/freezer. Additionally, there is a utility/drying room to the side which is home to the white goods with access to the side of the cottage. To the front of the property there is a delightful courtyard, a perfect spot for alfresco dining or a glass of wine in the evening. Alternatively, this space would accommodate a small car.



Up on the first floor are three bedrooms, two of which are genuine doubles with the master having a vaulted ceiling, ceiling beams, a mezzanine area and a stylish en-suite shower room. The third bedroom is a single or bunk room with a high ceiling, beams, a cool mezzanine and climbing wall! The family bathroom is beautifully fully tiled with a crisp white suite of bath, thermostatic shower over, WC and wash hand basin. Services to the property include mains water, gas, electricity and drainage. EPC rating E.



## Serendipity, Padstow PL28 8BB

£750,000 guide



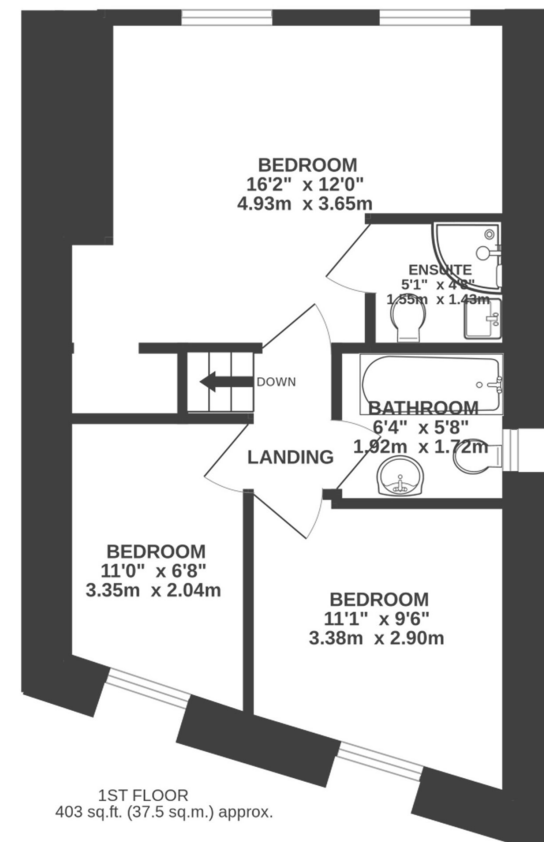
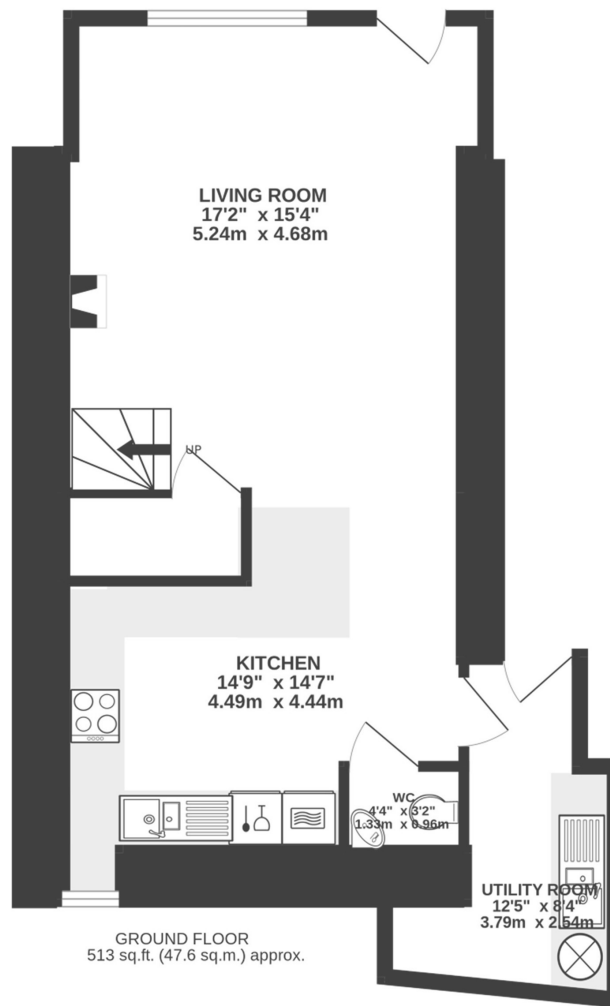
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The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafés, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Stein's 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 Trevoze. 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 Serendipity, 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 then take the next left into Tregirls Lane. Take the next right into High Street and Serendipity can be found towards the end of the road on the left hand side. The postcode for satellite navigation is PL28 8BB. What3words: thrusters.fruits.digs

TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.



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