

# Pentruse Cottage

ST ERVAN



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ESTATE AGENTS





- ***Pretty Grade II Listed Detached Cottage***
- ***Five Minutes from Picturesque Padstow & the Seven Bays***
- ***Three Bedrooms & Three Reception Rooms***
- ***Modern Kitchen, Beamed Ceilings & Open Fireplace***
- ***Requiring Renovation & Modernisation***
- ***Approximately 0.45 Acres of Gardens & Grounds***
- ***Driveway Parking***



Perfectly positioned just five minutes drive from picturesque Padstow and the beautiful beaches of the North Cornish Coast, is Pentruse Cottage. This pretty Grade II listed two/three bedroom detached cottage is set amongst 0.45 acres of gardens and grounds.

In need of renovation and modernisation, Pentruse Cottage is a notable and eye catching property full of history and this will be the first time on the open market having been in the same family for over 100 years.

Pentruse Cottage was Grade II listed in 1988 for its special architectural and historic interest. Noteworthy attributes include original stonewalls, red brick window dressings, 16 pane casement windows and a traditional hipped slate roof. Inside, one will find thick stone walls, beamed ceilings, window seats and fireplace.



Pentrusse has three ground floor reception rooms, a modern fitted kitchen with appliances and a wet room style shower room. Up on the first floor are two double bedrooms and a third 'through' bedroom.

The gardens and grounds of Pentrusse Cottage extend to approximately 0.45 acres. Mainly laid to lawn, the gardens are interspersed with large shrubs and mature trees with a small wooded area at the far end and a greenhouse. The property is bordered by a paddock to the rear and the A389 to the front. The original cottage was extended to the side in the late 19th century while an extension to the rear was added in the late 20th century.

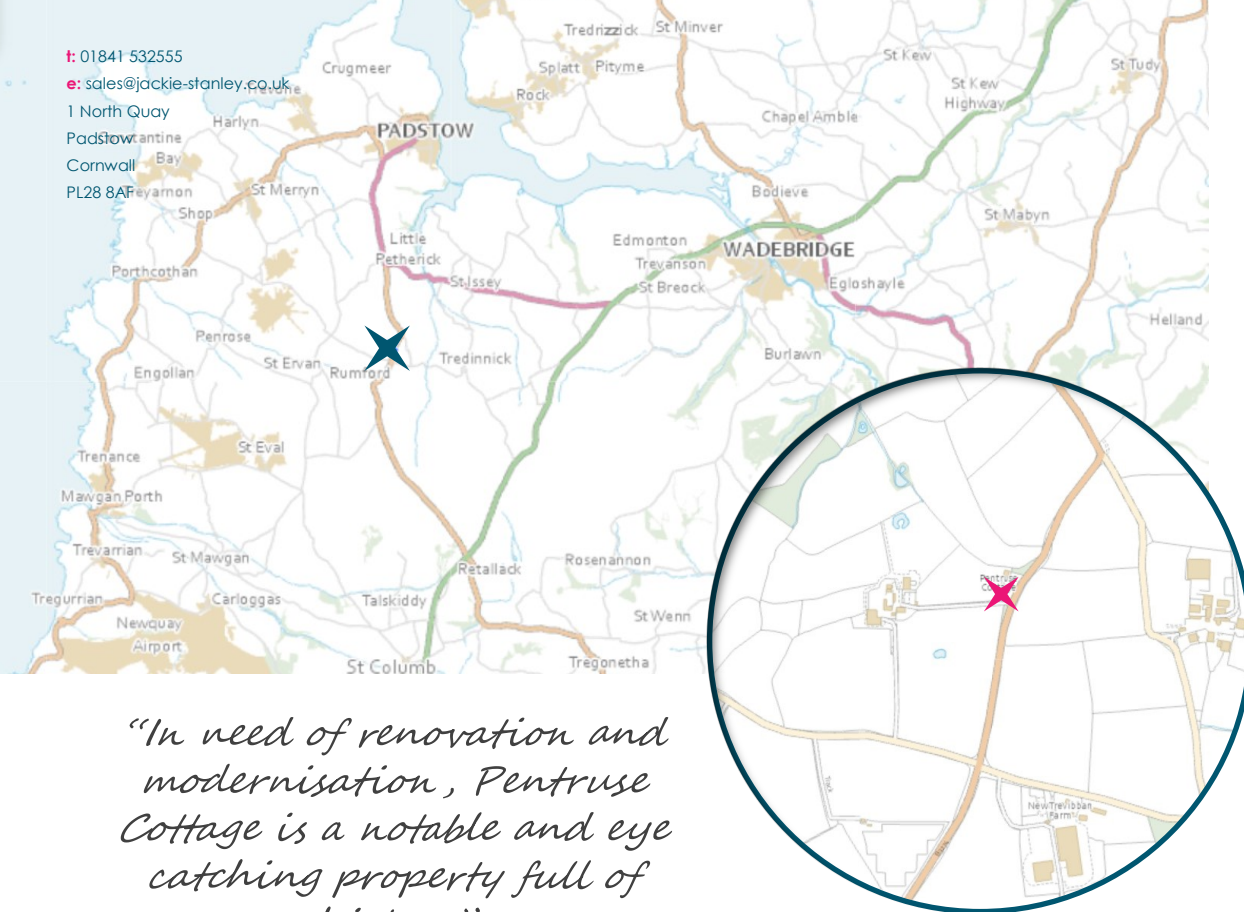
Services to the property include mains electricity, a private water supply, private septic tank drainage and an oil fired central heating system. EPC rating F. Council tax band D. Ofcom suggest standard broadband is available. Ofcom suggest 4G data coverage.

## **Pentrusse Cottage, St Ervan, PL27 7SG** £495,000 guide





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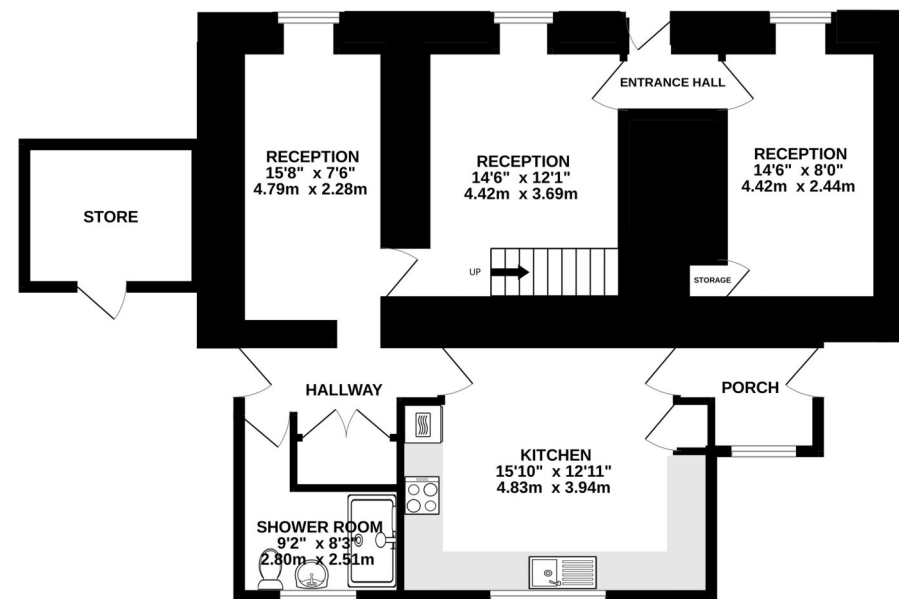
*"In need of renovation and modernisation, Pentrusse Cottage is a notable and eye catching property full of history"*

Pentrusse Cottage is situated just three miles distant from the historic and picturesque fishing town of Padstow, 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. The stunning beaches of Trevone, Harlyn, Constantine Bay & Trevarion Bay are all within a five mile radius with the property surrounded by miles of open countryside.

Within seven miles is Wadebridge, a thriving market town on the river Camel which 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 with routes to London Paddington is Bodmin Parkway, approximately eighteen miles distant. Newquay airport, with domestic and international flights is just eleven miles away.

To find Pentrusse Cottage, leave Padstow and follow the A389 for approximately 3.2 miles passing Trevisker Garden Centre and signs to Little Petherick along the way. Pentrusse Cottage can be found on the right hand side before the turning to St Merryn. The postcode for satellite navigation is PL27 7SG. What3words: unique.amber.attaching

GROUND FLOOR  
 789 sq.ft. (73.3 sq.m.) approx. TOTAL FLOOR AREA: 1213 sq.ft. (112.7 sq.m.) approx.



1ST FLOOR  
 424 sq.ft. (39.4 sq.m.) approx.

