

2 Red Brick Building

PADSTOW HARBOUR



Jackie Stanley
ESTATE AGENTS



- *Beautifully Situated Harbour Front Property*
- *Grade II Listed Building*
- *Two Double Bedrooms/Two Bathrooms*
- *Open Plan Living Area & Balcony with Views across the Estuary & Beyond*
- *Fully Furnished*
- *Immaculately Presented with Gas Central Heating throughout*
- *Property Includes an Allocated Parking Space*
- *Located on the Vibrant Quayside of Picturesque Padstow*



Situated in a most enviable position, 2 Red Brick Building showcases Padstow and the neighbouring estuary perfectly from its elevated position above the harbour. Simply a people watchers delight.

There are two well appointed double bedrooms, one ensuite, a further family bathroom, open plan kitchen, lounge diner, and most surprisingly the property boasts an allocated parking spot adjacent to the building.

The contemporary accommodation comprises an open plan living space full of natural light with French doors opening to a balcony that offers the most stunning views across the estuary and harbour, perfect for al fresco dining while the sun goes down.

The kitchen has a well-equipped range of floor and wall cabinets which includes contrasting work surfaces and integrated dishwasher, washer/dryer, gas oven, hob and extractor. There is ample space for a dining room table and chairs, L shaped sofa and occasional furniture.

2 The Red Brick Building, Padstow Cornwall, PL28 8AF £750,000 guide



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“...simply breathtaking views of Padstow Harbour and the adjacent estuary”

2 Red Brick Building is currently holiday let with bookings in place throughout 2024, details of which are available upon request.

The apartment, including the parking space, is held on a 999 year lease with 968 years remaining. The service charge is currently £600 per year and ground rent is £50. Services to the property include mains electricity, gas, water and drainage. EPC rated C. Council Tax Band E. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity is available.

The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers 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 sandy beaches within 2 to 4 miles as well as the 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 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 2 The Red Brick Building, drive towards Padstow on the A389. Follow the road around the outskirts of the town turning right before the fire station on the on the right hand side. Follow the road down to harbour passing the main carpark. As you access the main harbour area you will see The Red Brick Building on the opposite side. There is barrier controlled parking adjacent to the building, parking bay number 2. The postcode for satellite navigation is PL28 8AF. What3words: climbing.curls.cloak.

TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.

