



**Jackie Stanley**  
ESTATE AGENTS



**The Old Workshop**  
LITTLE PETHERICK





- **Characterful Detached Cottage**
- **Two Double Bedrooms with One Modern Bathroom**
- **Modern Kitchen & Comfortable Sitting Room**
- **Courtyard Garden**
- **Off Road Parking**
- **Currently a Successful Holiday Let**
- **Just Three Miles from Picturesque Vibrant Padstow**
- **Easy Access to the Fabulous Beaches of the Seven Bays**



This two double bedroom detached cottage is nestled in the pretty and quaint hamlet of Little Petherick within a short drive or cycle of both picturesque Padstow and bustling Wadebridge.

The Old Workshop is thought to originally date back to 1849, subsequently converted approximately 13 years ago.

Features of note include the original stone façade, wooden triple glazed windows, a slate roof, a private and enclosed courtyard patio garden and all important off road parking.

The accommodation comprises two double bedrooms and a modern family bathroom on the first floor with a spacious entrance hall, comfortable sitting room and modern kitchen on the ground floor.

The kitchen is fitted with a modern range of floor and wall cabinets, rolled edge work surface, tiled splashback, integrated electric oven and ceramic hob. Services to the property include mains water, electricity and drainage with fibre optic broadband connected. EPC rating D. Council tax band B. Ofcom suggest 4G mobile coverage is available.

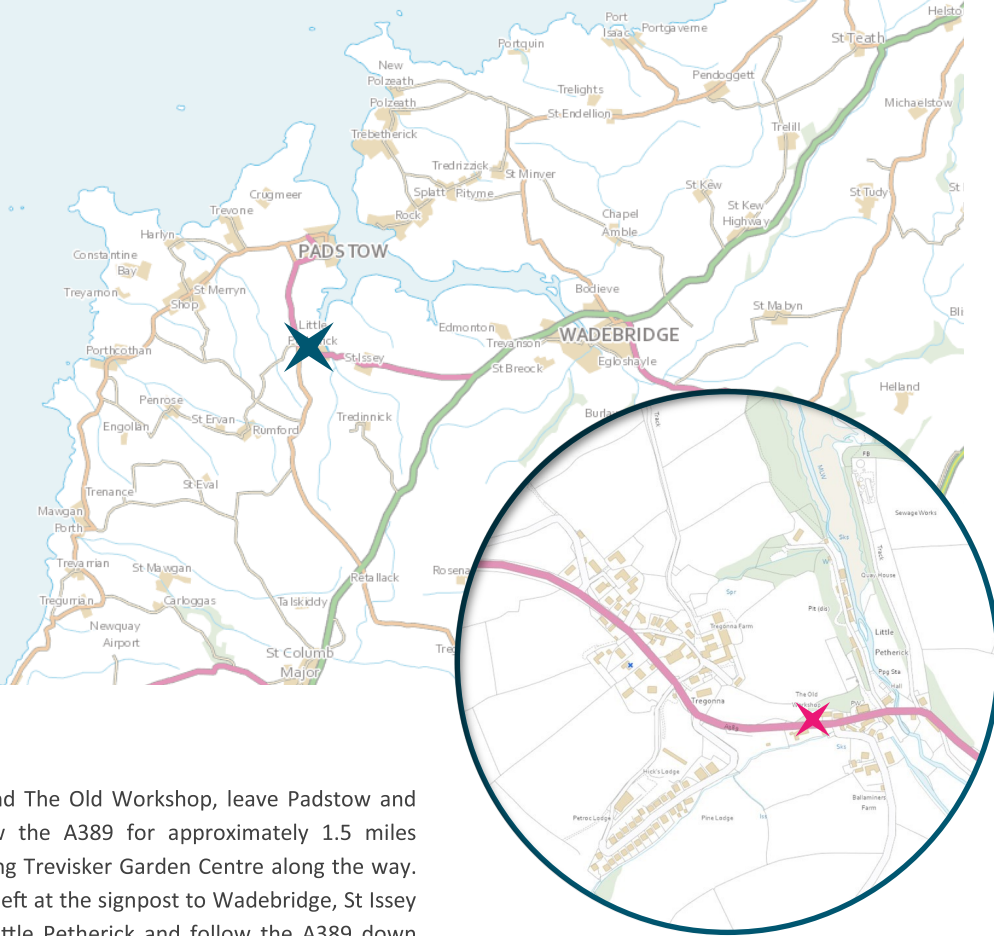
Little Petherick is a lovely hamlet steeped in history in the wooded valley of Little Petherick Creek, a tidal inlet of the Camel Estuary. The hamlet is situated just two miles from the historic and picturesque fishing town of Padstow, located on the North Coast of Cornwall offering an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6 and of course Rick Steins esteemed Seafood restaurant. An area of outstanding natural beauty, there are several 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 5 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 18 miles distant with the nearest airport at Newquay approximately 12 miles away. The nearby public footpath leads to Petherick Creek, The Saints Way and the Camel Trail, a dream for walkers and cyclists alike.



## The Old Workshop, Little Petherick

PL27 7QT

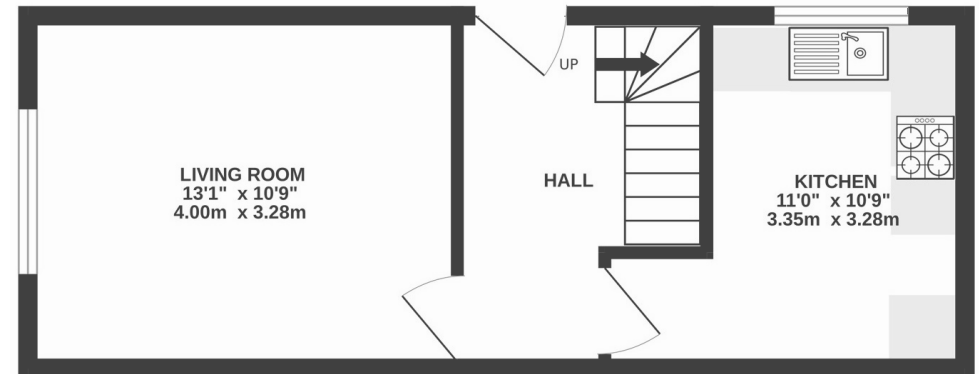
£325,000 guide



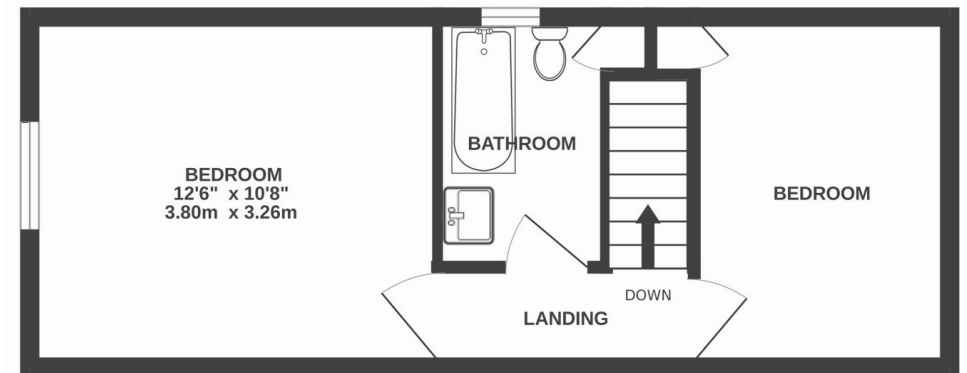
To find The Old Workshop, leave Padstow and follow the A389 for approximately 1.5 miles passing Trevisker Garden Centre along the way. Turn left at the signpost to Wadebridge, St Issey and little Petherick and follow the A389 down the hill for approximately half a mile. The Old Workshop can be found along on the left hand side. The postcode for satellite navigation is PL27 7QT. What3words: mailers.rollers.sued

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**GROUND FLOOR**  
308 sq.ft. (28.6 sq.m.) approx.



**1ST FLOOR**  
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.