

2 Oak Terrace

PADSTOW



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ESTATE AGENTS



- *Peaceful Elevated Setting moments from the Vibrant Quayside, Shops, Cafés & Restaurants*
- *Four Bedrooms & Three Modern Bathrooms*
- *Three Storeys, High Ceilings & An Abundance of Natural Light*
- *Beautiful Views of the Camel Estuary & the Vibrant Harbour Below*
- *Impressive Period Townhouse Located in Padstow Old Town & Area of Conservation*
- *Tranquil South Facing Gardens & Terrace*
- *Wonderful Original Character with Modern Touches*



Located in a uniquely private and hidden away spot within the highly sought after old town area of Padstow is this four bedroom period townhouse house with originality alongside modern touches and an abundance of space and light. 2 Oak Terrace provides a haven of tranquility, elevated above the hustle and bustle of the working harbour below with a vista across the rooftops to the Camel Estuary beyond.

Noteworthy features within this beautiful period property include a wood burning stove and bay window in the living room providing an abundance of natural light, high ceilings, picture rails and coving, a modern fitted and equipped kitchen with granite work surfaces, sliding sash windows, wonderful far reaching views of the Estuary, a meandering front garden and private rear terrace.

The three storeys of accommodation briefly comprise a classic Victorian entrance hall, comfortable living room with the aforementioned bay window and wood burner, large kitchen/diner with French doors to the rear patio, separate utility room and ground floor shower room.

The first floor is home to two bedrooms that both have access to a jack and jill family bathroom complete with glass shower enclosure and panelled bath. The front bedroom is a very generous size and enjoys those wonderful far reaching views across the rooftops of Padstow to the Camel Estuary beyond. The second floor again has two bedrooms and again share a jack and jill shower room.

To the front of 2 Oak Terrace is an enclosed south facing garden with a small lawn and well stocked borders. There is a two tier slate patio with glass and stainless steel balustrades which creates the perfect place for al fresco dining. To the rear is a private sunken slate patio and a second raised patio with ample storage. Services to the property include mains water, gas, electricity and drainage. EPC rating D. Council tax band D. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.



2 Oak Terrace, Padstow, PL28 8BE
£895,000 guide

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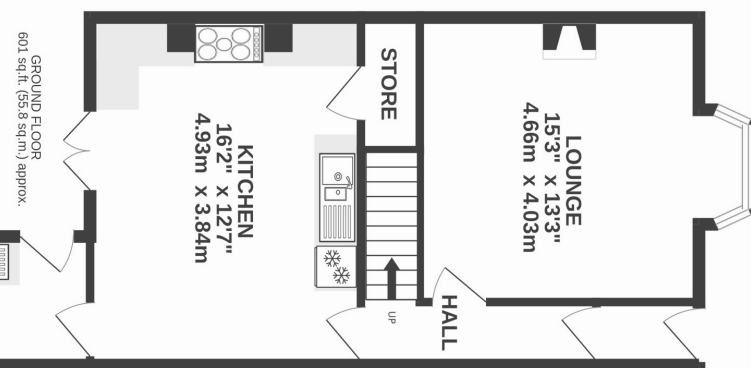
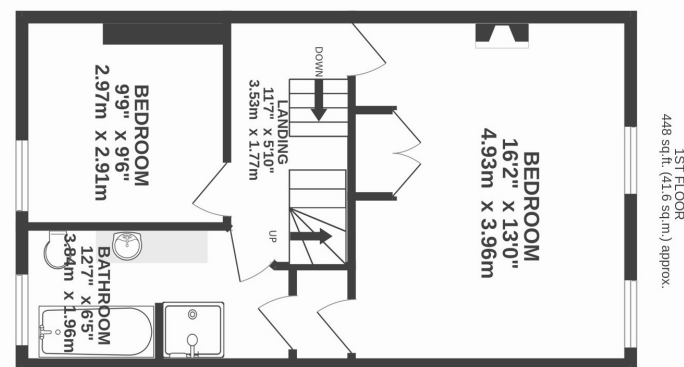
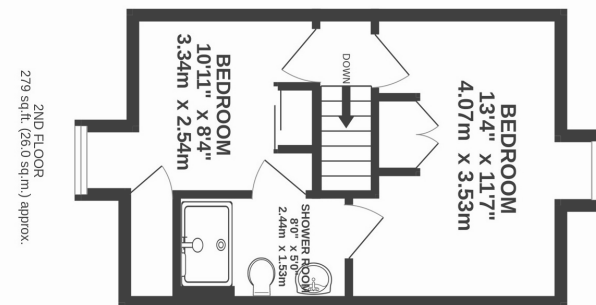
In recent years, 2 Oak Terrace has been let out as a successful holiday rental property (4 Star) providing a reliable income stream throughout the year. Details available upon request.

This coveted setting, just off St Saviours Lae, is within a tranquil area of conservation located only a few minutes walk of the vibrant quayside, shops, cafes and restaurants that picturesque Padstow offers.

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 is 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 Oak Terrace, from the centre of Padstow head up Duke Street passing Prawn On The Lawn. Opposite the turning to Middle Street, take the alleyway to the right next to Huxter & Davy Opticians. Follow the pathway all the way up to Oak Terrace and number 2 can be found in the middle of the terrace. The postcode for satellite navigation is PL28 8BE. What3words: pixel.quote.since

"A haven of tranquility elevated above the hustle & bustle, with a vista across the Canal Estuary"



TOTAL FLOOR AREA: 1329 sq.ft. (123.4 sq.m.) approx.