

Skye Cottage

PADSTOW



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ESTATE AGENTS



- **Detached Modern Cottage Located in Padstow Old Town & Area of Conservation**
- **Exemplary Quality & Style**
- **Two Double Bedrooms & Three Modern Bathrooms**
- **Neutrally Decorated with Oak Floors, Doors & Detailing**
- **Basement Garden Room/Third Bedroom**
- **Private & Enclosed Garden**
- **Driveway Parking for One Vehicle**
- **Quiet Tranquil Setting moments from the Vibrant Quayside, Shops, Cafés & Restaurants**



In the highly sought after old town area of Padstow is this modern two bedroom cottage of quality and contemporary style.

Skye Cottage is tucked away towards the top of High Street, a quiet and tranquil setting and area of conservation located only a few minutes walk of the vibrant quayside, shops, cafes and restaurants that picturesque Padstow offers.

One of the key attributes to Skye Cottage is the block paved driveway parking for one vehicle, a valuable commodity in this coveted location.

Skye Cottage was built approximately 14 years ago and, with a contemporary interior, has a traditional stone façade in keeping with the local vernacular.

With clean contemporary lines, the accommodation has a Mediterranean feel with porcelain tiled floors to the ground floor, oak doors, skirting and architrave and a neutral colour palette. The kitchen is sleek and modern with a breakfast bar and integrated gas hob, electric oven, dishwasher and fridge/freezer. A freestanding washing machine is also included and French doors step onto the slate patio at the rear. The separate living/dining room has French doors to the rear terrace and ample space for sofas, dining room table and chairs and occasional furniture. The ground floor is complete with a stylish shower room and storage.

Two genuine double bedrooms can be found on the first floor, both with en-suite bathrooms. Oak flooring runs underfoot through both bedrooms.

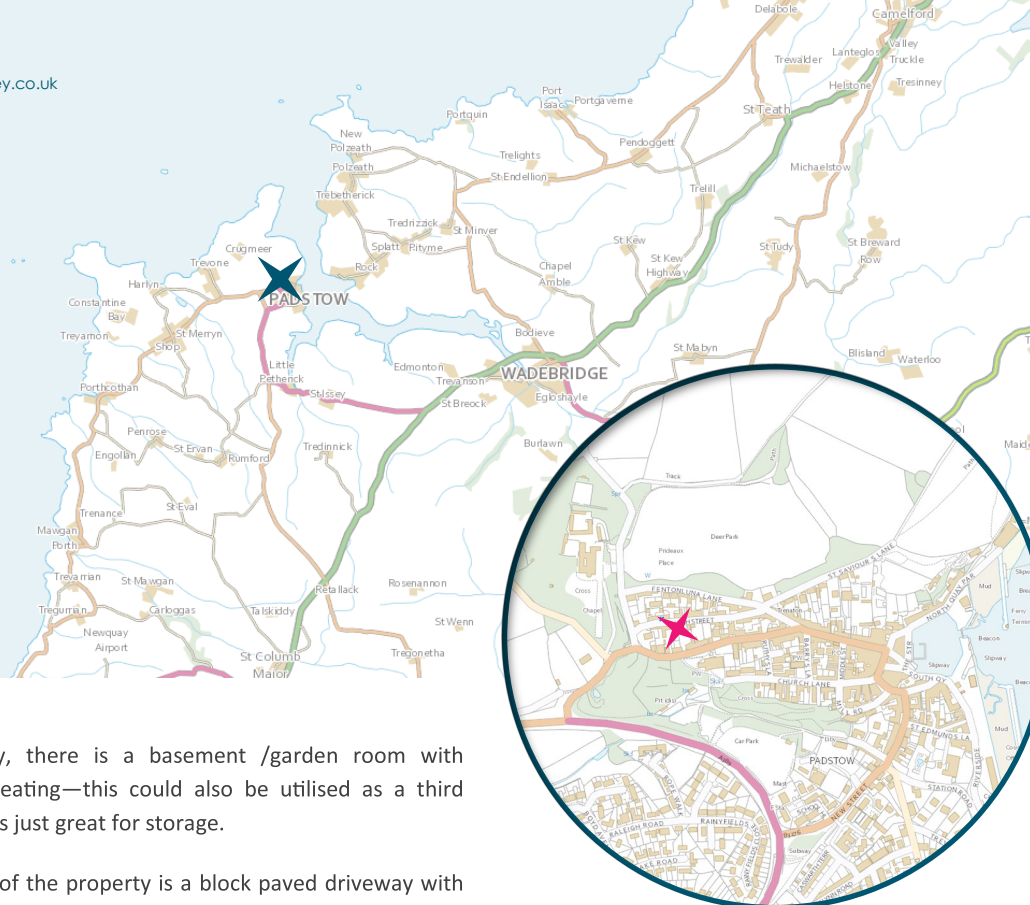
To the rear of Skye Cottage is a private enclosed walled garden. There is a slate patio immediately to the rear before steps lead down to further slate patio and a small area of lawn.

Skye Cottage, Padstow PL28 8BB

£745,000 guide



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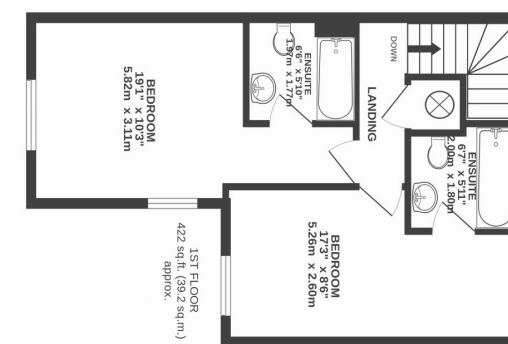
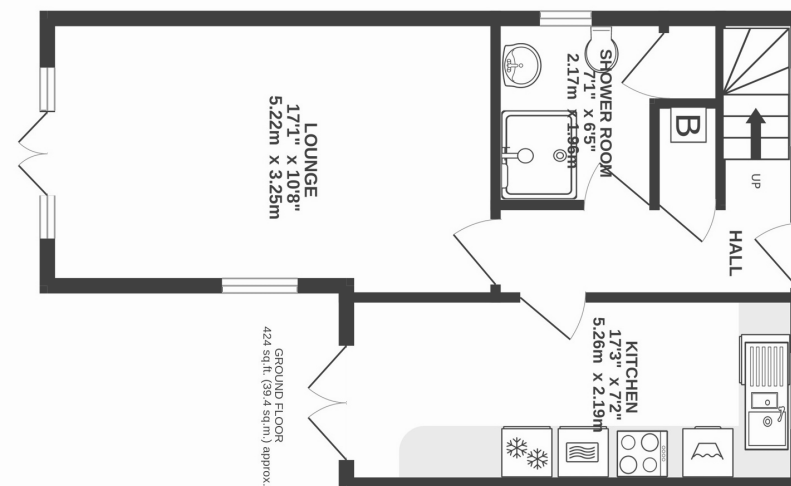
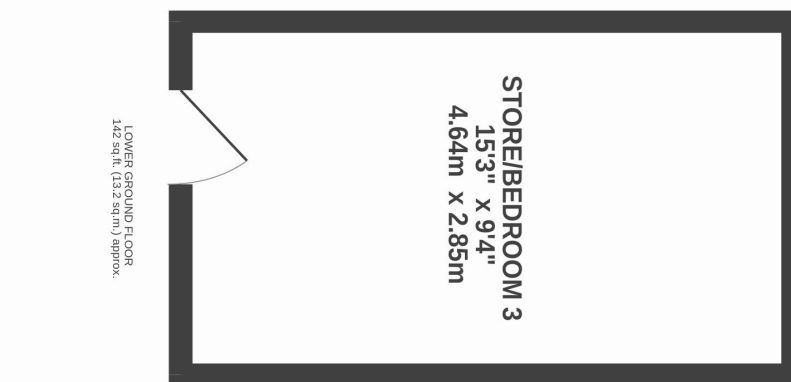


Unexpectedly, there is a basement /garden room with underfloor heating—this could also be utilised as a third bedroom or is just great for storage.

To the front of the property is a block paved driveway with off road parking for one vehicle. Services to the property include mains water, gas, electricity and drainage. EPC rating C. Council tax band deleted. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

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 Skye Cottage, 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 Skye Cottage can be found along on the righthand side. The postcode for satellite navigation is PL28 8BB. What3words: repaying.froth.states



TOTAL FLOOR AREA : 988 sq. ft. (91.8 sq. m.) approx.