



20 St Saviours Lane

PADSTOW



Jackie Stanley
ESTATE AGENTS



- *Peaceful Elevated Setting moments from the Vibrant Quayside, Shops, Cafés & Restaurants*
- *Beautiful Views of the Camel Estuary & the Vibrant Harbour Below*
- *Three Bedrooms & Three Bathrooms*
- *Original Character with Modern Touches*
- *Parking, Gardens and Outbuilding*
- *Located in Padstow Old Town & Area of Conservation*



Located in a coveted position within the highly sought after old town of Padstow is this three bedroom detached residence offers far reaching views over the Camel Estuary.

20 St Saviours Lane 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.

A magnificent Grade II listed detached residence built of original Cornish stone which has been sympathetically renovated. The period features include slate flagged and wooden floors, feature

ornamental fireplaces, deep window seats, granite window sills and granite headers over window openings, original windows and wooden window shutters.

The property comprises of a reception room with wood flooring and attractive fireplace with inset wood burning stove. To the rear of the property is a delightful kitchen/dining room with access onto the beautiful private walled lawned gardens.

On the first floor there are three bedrooms, the master bedroom is en-suite, which also offers beautiful views over Padstow and the Camel Estuary. Two bedrooms share an en-suite shower facility which benefits from dual access.

A further shower room is located on the ground floor.

To the rear is a delightful cottage style walled garden with patio and lawned area which boasts stunning views over the town to the Camel Estuary and Rock beyond.

Running parallel to the front of number 20 St Saviours Lane there is off street parking for 2 medium sized cars.

Services to the property include mains water, gas, electricity and drainage. EPC rating E. Council tax band deleted. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile connectivity.

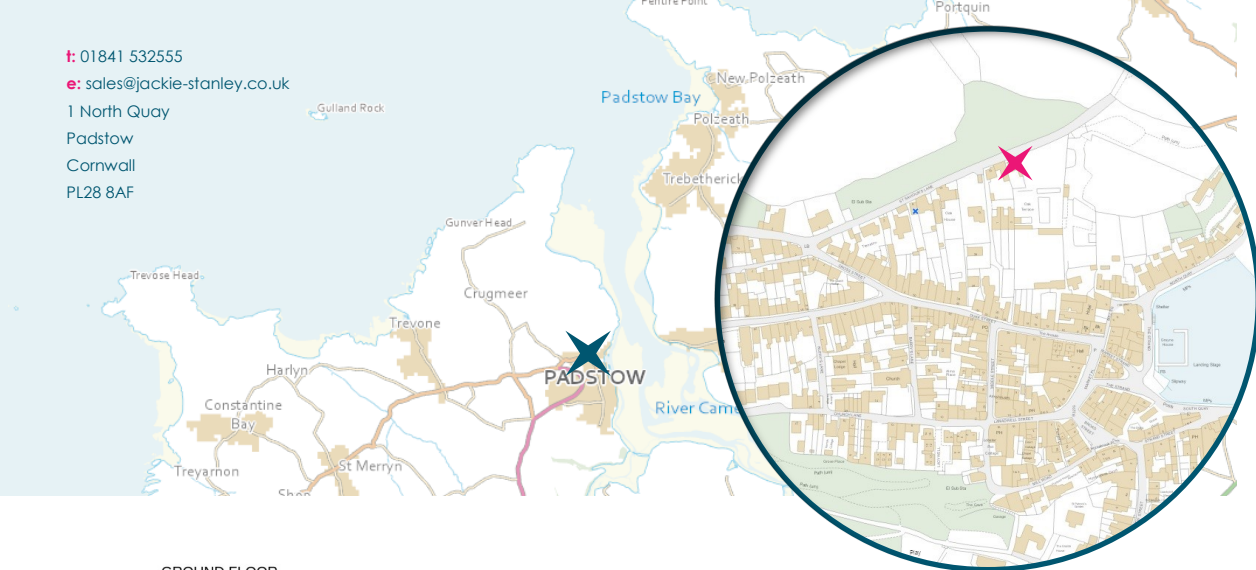
This coveted setting within a tranquil area of conservation located only a few minutes walk of the vibrant quayside, shops, cafes and restaurants that picturesque Padstow offers.

**20 St Saviours Lane, Padstow,
PL28 8BD**

£1,250,000 guide



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“Located in a coveted position within the highly sought after old town of Padstow”

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.

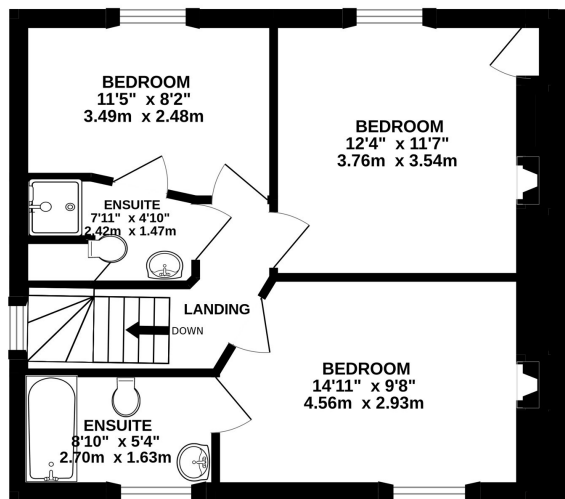
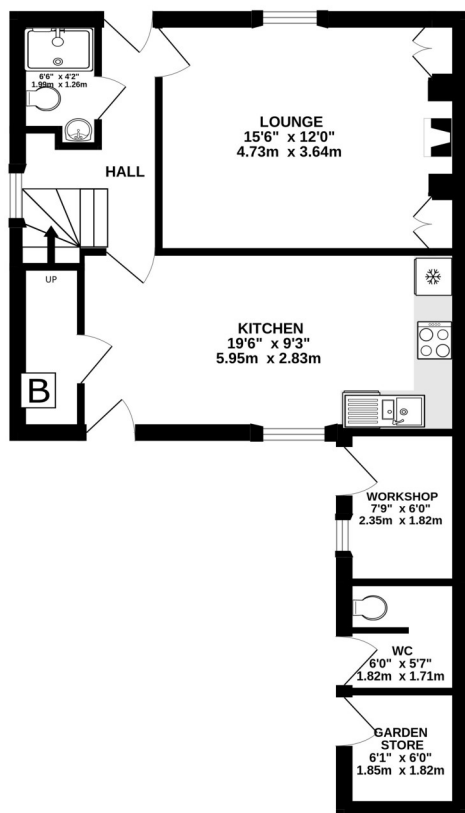
The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay approximately 14 miles away.

To find 20 St Saviours Lane, drive towards Padstow on the A389. Follow this road around the outskirts of the town passing the fire station and main carpark on your right. 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 second right onto Fentonluna Lane and follow until you see St Saviours Lane on the left hand side. Follow St Saviours Lane and number 20 can be found along on the right hand side. The postcode for satellite navigation is PL28 8BD. **What3words: undertone.daunting.mealtime.**

GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.

1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 sq.m.) approx.