



Jackie Stanley
ESTATE AGENTS

The Old Post Office
ST ISSEY



- **Completely Refurbished Cottage with a Modern Edge**
- **Situated in the Heart of this Popular Village**
- **Three Bedrooms with a Contemporary Bathroom**
- **Open Plan Reception Room & Modern Kitchen**
- **Original Character & Wood Burning Stove**
- **Currently a Successful Holiday Let**
- **Available Fully Furnished**
- **A Short Drive from Picturesque Padstow & Walking Distance to the Camel Trail**

Situated in the heart of the popular Cornish village of St Issey and only a short drive to the picturesque harbour village of Padstow is The Old Post Office. This extensively refurbished and modernised three bedroom character cottage retains its originality and tradition amongst its modern edge.

Formally the village Police Station and then the village post office, the current vendor has recently completed extensive renovation works, sympathetically modernising the internal accommodation to create an elegant vibe.

With an open plan living space, three first floor bedrooms and a contemporary bathroom, noteworthy attributes include original beamed ceilings, stripped and exposed floorboards, UPVC sliding sash windows, gorgeous brick lintels and detailing, a natural slate roof, feature fireplaces and a wood burning stove.

The kitchen is furnished with oak block work surfaces and a range of sleek modern base cabinets and drawers. A gas range cooker provides the cooking facilities with a ceramic sink and integrated dishwasher. The open plan living area provides distinct areas for both living and dining, separated by the central staircase rising to the first floor. The living area is focused around the wood burning stove. From the kitchen is a small utility area, cloakroom and back door with right of way access across the rear of the neighbouring cottage.

The three first floor bedrooms each feature stripped wood floors with two of the bedrooms benefitting from a stylishly fitted jack and jill en-suite bathroom. The Old Post Office is also available fully furnished a turn key property.

Services to the property include mains gas, electricity, water and drainage. EPC rated TBC. Council tax band TBC. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile coverage.

The beautiful Cornish village of St Issey sits between the picturesque fishing harbour of Padstow and the thriving market town of Wadebridge. The village is home to the very popular 17th Century Ring O' Bells Inn and Pickwick Inn which both have a fantastic reputation for good food and a welcoming atmosphere. Other amenities include a church, village hall and primary school. Walks down to the Camel Trail and the Saints Way are easily accessible and the golden sandy beaches of the North Cornish coast are just a short drive away.

The Old Post Office, St Issey
PL27 7QA £330,000 guide



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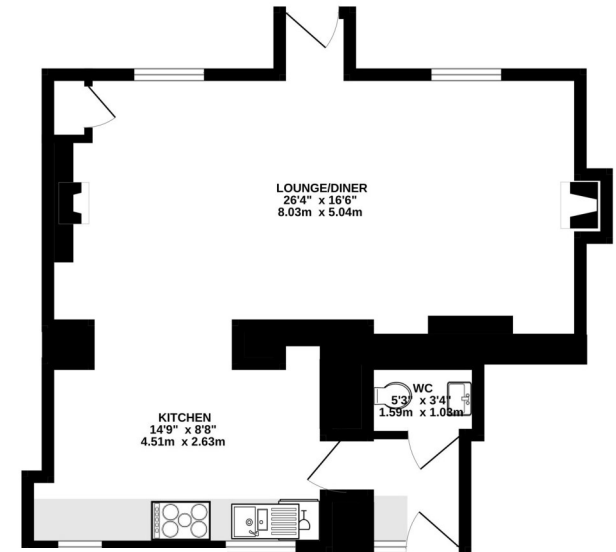
If you like a beautiful country walk then Padstow is within walking distance from the property via the country lanes, public footpaths and Camel trail, which takes under an hour.

The historic and picturesque fishing town of Padstow is just three miles distant 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.

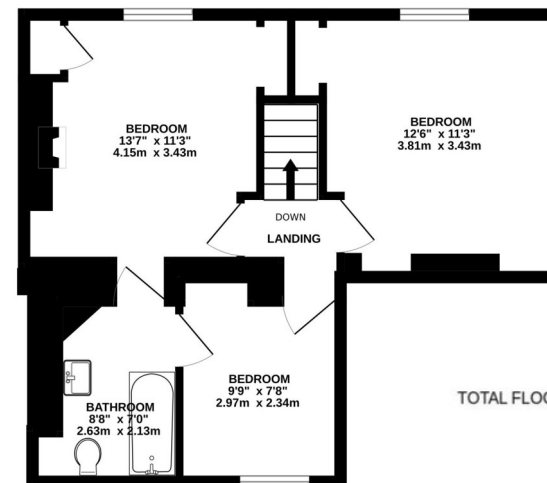
Wadebridge is a thriving market town on the river Camel, which offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 15 miles distant as is the nearest airport at Newquay.

To find The Old Post Office, 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 and St Issey and follow the A389 down through Little Petherick and out the other side. Enter St Issey and The Old Post Office can be found along on the right hand side. The postcode for satellite navigation is PL27 7QA. What3words: pops.worksheet.journey

GROUND FLOOR
 476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
 427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.

