





- **Notable & Prominent Grade II Listed Building with garden & parking for two cars**
- **Located in Padstow Old Town**
- **Large & Enchanting period property**
- **Eight Bedrooms & Three Reception Rooms**
- **Set over three storeys / partly renovated**
- **Situated moments from the Vibrant Harbour, Shops, Cafés & Restaurants**

This notable and prominent Grade II listed building is located in the desirable old town of picturesque Padstow just yards from the vibrant harbour, cafés & restaurants. The Cross House was formally a successful B & B and retains many original features including elements of historic grandeur throughout its three storeys and 3275 square feet.

The Cross House has many wonderful features including tall sash windows, wooden floors, authentic detailing and high ceilings. One of the most unique features of this historic property is the front garden, which overlooks the town, there is also the most welcome addition of two off road parking spaces.

The accommodation is substantial with two large reception rooms located on the ground floor, where natural light is a recurring theme throughout and there are beautiful views over the town and roof tops to the Camel Estuary in the distance.

On entering the front foyer, the spacious hallway immediately welcomes you into two well proportioned reception rooms, following on further to a WC and access to the beautifully light and high ceilings, staircase and further floors above. To the left off the stairs is access to the kitchen and the first of the double bedrooms, with an ensuite shower room. The property utility and boiler room is also accessible from the ground floor and an access point to the back of the property. The remaining 7 bedrooms, 6 ensuite are spread over the first and second floors.

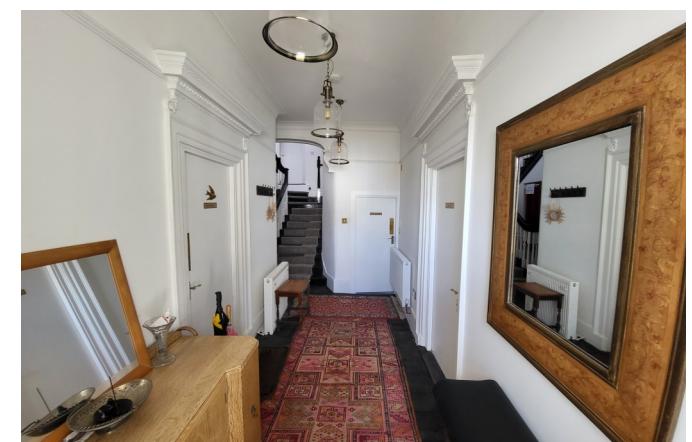
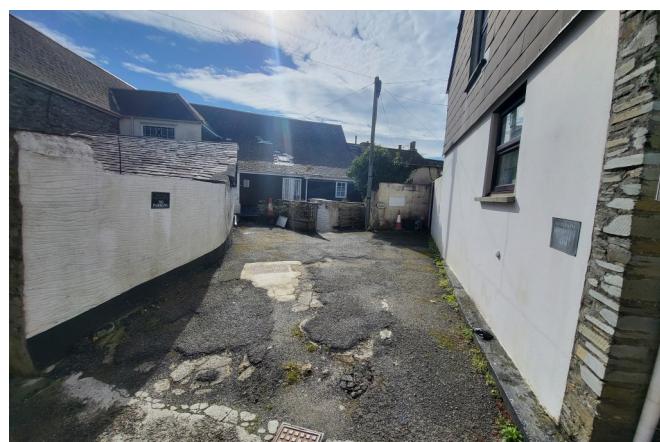
The Cross House, pleasantly symmetrical in appearance, stands prominently on the corner of Cross Street and Church Street. The property also boasts large sections of completed renovation work.

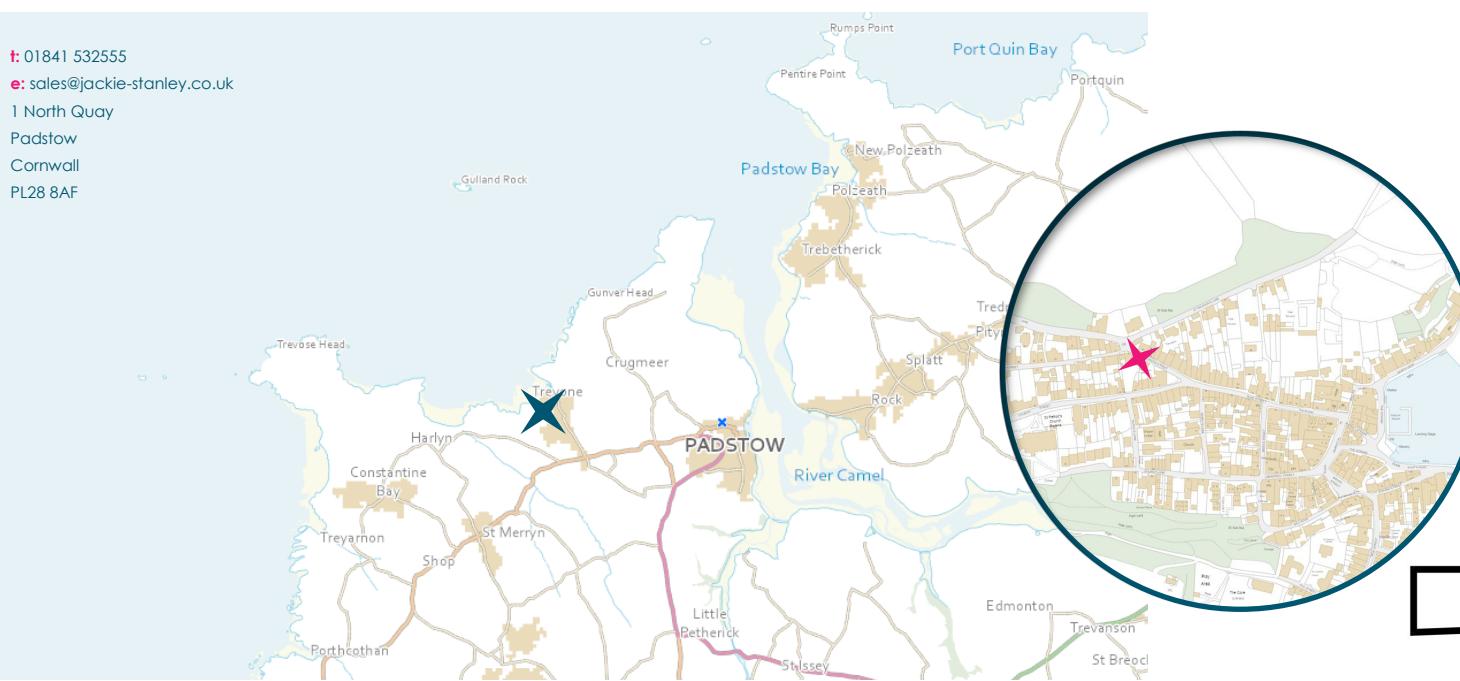
Located in the heart of the conservation area just yards from the vibrant harbour, quaint shops, cafes and restaurants of picturesque Padstow, we at Jackie Stanley highly recommend an internal viewing to appreciate the exciting potential on offer.

The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall 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. 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 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

The Cross House Padstow, PL28 8BG £995,000 guide





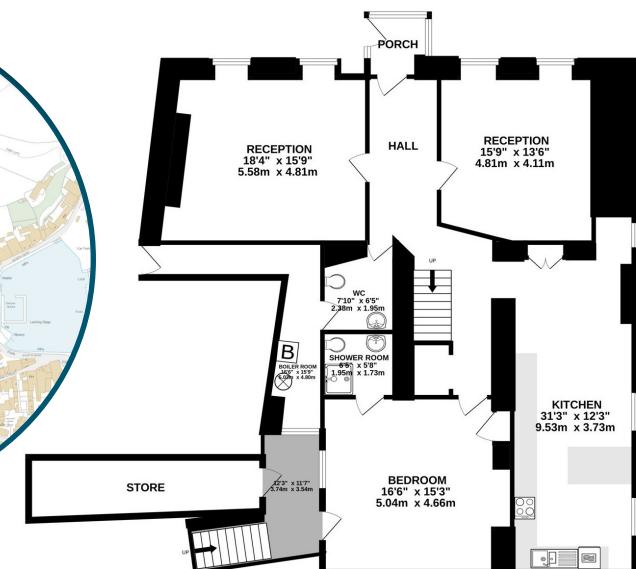
.....a beautifully positioned property coupled with desirable old thyme grandeur

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.

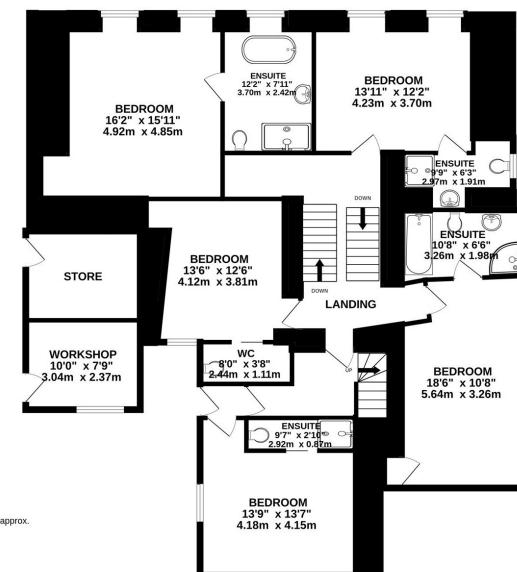
To find Cross House, drive towards Padstow on the A389. Follow the road round the outskirts of the town passing the fire station and main carpark. Turn right at signs for Prideaux Place. Pass the entrance to Prideaux Place and turn left onto Fentonluna Lane. Continue down Fentonluna Lane as it becomes Cross Street and meets Church Street and the Cross House can be found on the right hand side. The postcode for satellite navigation is PL28 8BG.

Services to the property include mains water, gas, electricity and drainage. EPC rating E. Council tax band F. What3words: //songbook.olive.latched

GROUND FLOOR
1499 sq.ft. (139.2 sq.m.) approx.



1ST FLOOR
1506 sq.ft. (139.9 sq.m.) approx.



2ND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 3275 sq.ft. (304.3 sq.m.) approx.