

Harbours Reach

PADSTOW



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ESTATE AGENTS

Harbour's Reach
Cottage





- **Located in the Old Part of Padstow Town Yards from the Quayside**
- **Attractive Mid-Terrace Cottage**
- **Deceptively Spacious Accommodation**
- **Fully Refurbished Throughout & Available Fully Furnished**
- **Four Bedrooms/Two Modern Bathrooms**
- **Modern Fixtures & Fittings with a host of Traditional Features**
- **Private Enclosed South Facing Courtyard Garden**
- **Strong Holiday Letting History**

Harbour's Reach is a distinguished residence, perfectly positioned just steps from Padstow's historic harbour. Dating back to the late sixteenth century, the property has been thoughtfully restored to retain its character while offering all the elegance and comfort of a modern coastal retreat. Behind its timeless stone facade lies an interior carefully chosen furnishings and understated décor create an atmosphere of relaxed sophistication.

The principal living room, with its inviting fireplace and deep, comfortable seating is a natural gathering place for family and friends, while a second lounge provides flexibility, a quieter corner for reading or an additional space for guests. The dining room, centred around a large farmhouse table,

flows into a beautifully appointed kitchen, where bespoke cabinetry, granite surfaces and modern appliances make entertaining effortless. There is even a separate, good size utility room with direct access to the courtyard.

Harbour's Reach has four charming bedrooms, arranged with both families and groups in mind. A serene master bedroom is complemented by two stylish twins and a characterful single/bunk room, while the den adds versatility. Two well-designed bathrooms provide convenience and comfort, marrying contemporary fittings with a simple, elegant finish.

Beyond the interiors lies a private, south-facing courtyard garden, a peaceful sanctuary bathed in sunlight, perfect for al fresco dining or simply enjoying a quiet morning coffee. The addition of an outdoor shower offers a touch of coastal practicality, ideal after days spent on the beach or exploring the estuary.

**Harbours Reach, 9 Strand Street
Padstow, PL28 8BU £895,000 guide**

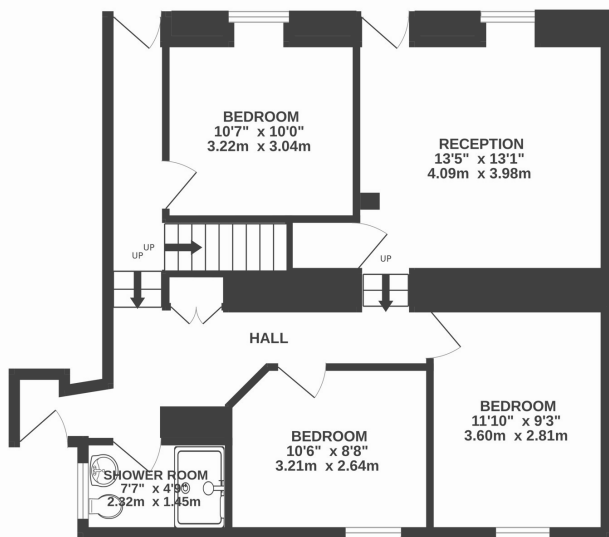


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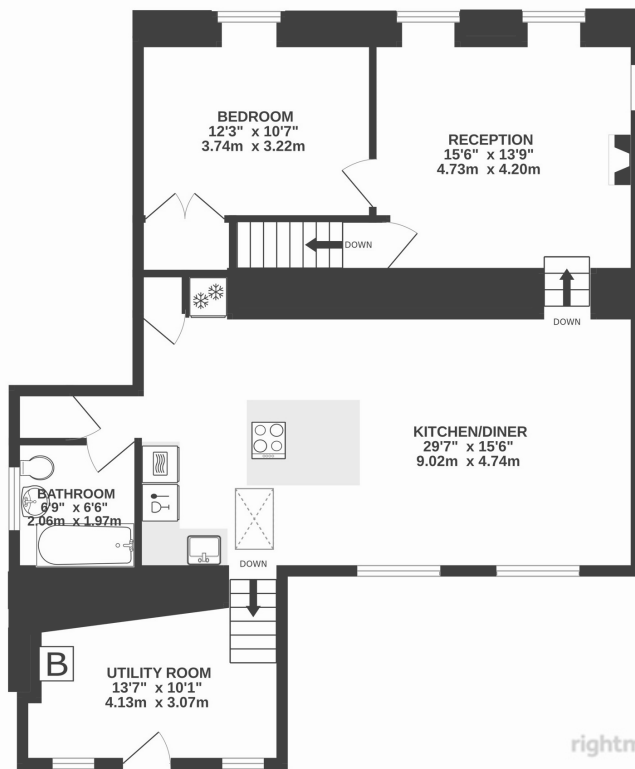
“Harbour’s Reach is a distinguished residence, perfectly

GROUND FLOOR
 668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (142.0 sq.m.) approx.

1ST FLOOR
 861 sq.ft. (80.0 sq.m.) approx.



The location is second to none. From the doorstep, Padstow’s cobbled streets, Michelin-starred restaurants, boutique shops and working harbour are there to enjoy, while the sweeping beauty of the Camel Estuary and North Cornwall’s dramatic coastline lie just beyond.

Awarded Visit England’s Four Star Gold rating for its exceptional quality, Harbour’s Reach has a strong letting history and future. details of which are available upon request.

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

The historic and picturesque harbour town of Padstow lies on Cornwall’s dramatic North Coast, renowned for its charm, character and outstanding culinary scene. An abundance of cafés, traditional inns and celebrated restaurants make the town a destination in its own right, from Paul Ainsworth’s Michelin-starred No.6 and the stylish seafood bar Prawn on the Lawn, to Rick Stein’s world-famous Seafood Restaurant. Surrounded by an Area of Outstanding Natural Beauty, Padstow offers an enviable lifestyle with golden sandy beaches just moments away and the championship golf course at Trevose within easy reach. The town itself provides everyday convenience with a well-stocked supermarket and an excellent primary school, while more extensive shopping and leisure facilities can be found in the thriving market town of Wadebridge, seven miles distant, with its cinema, sports centre, supermarkets and both primary and secondary schools. For those travelling further afield, Bodmin Parkway offers a direct mainline connection to London and the South East, approximately twenty miles away, while Newquay Airport, just fourteen miles from Padstow, provides regular flights to UK and international destinations.

To find Harbours Reach, drive towards Padstow on the A389. head towards Padstow on the A389. Drive into the heart of Padstow and follow the one way system towards the quayside. As you approach the quayside, pass the Old Custom House on the corner and Strand Street can be found on the left. Harbours Reach aka 9 Strand Street can be found further up on the left hand side. Please note, there is no parking with the property and therefore it would be advisable to park in the public carpark before proceeding to the property on foot. The postcode for satellite navigation is PL28 8BU. What3words: thumbnail.cupboards.area