

17 High Street

PADSTOW OLD TOWN



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ESTATE AGENTS



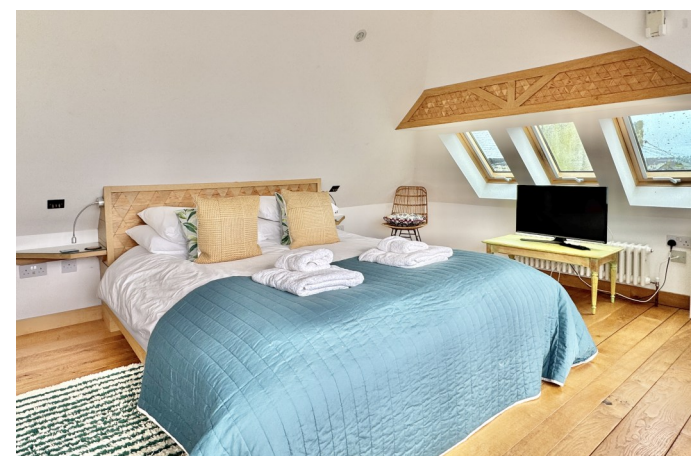
- **Located in the Old Part of Padstow Town**
- **Outstanding Period Home**
- **Three Storeys of Chic & Stylish Interiors**
- **Three Double Bedrooms/Two En-Suite Bathrooms & Family Bathroom**
- **Premium Fixtures & Fittings with a Host of Traditional Features**
- **Private Enclosed Slate Courtyard Garden & Separate Utility Room/Cloakroom**
- **Impressive Views of St Petroc's Church & the Camel Estuary**

Sitting handsome and proud in the sought after old town area of Padstow, 17 High Street is an impressive example of early Victorian architecture and sits moments from Padstow harbour. Behind its impressive façade, you'll find a host of traditional features, premium fixtures and fittings, excellent views of St Petroc's Church and across the rooftops to the Camel Estuary. The property represents the perfect blend of chic modern taste and original character, stylishly conceived by the current owners over the last few years to create a home of elegance and panache.

The house has many wonderful features including gorgeous wide oak wood floors, original slate floors, tall sliding sash windows with beautiful fitted shutters, ornate feature fireplaces, stained glass detail, stylish and contemporary bathrooms, characterful high ceilings, original doors, coving and skirting boards and an abundance of natural light in every room. The central hallway entices you in and immediately sets the scene to this unique property, with a striking colour scheme and the original staircase and central carpeted stair runner turning and rising to the first floor landing. The beautiful dining area is fitted with wide oak floorboards and bespoke oak cabinetry and leads to the stylish kitchen. This room has the original giant slate flagstone floor, handmade cabinets and granite surfaces, integrated Smeg gas hob, electric oven and Neff dishwasher. The lounge has an elegance and tranquility to it - light fills the room from both ends and the fireplace, with cast iron gas stove, provides a focal point.

After a busy day on the beach or exploring the narrow streets of Padstow, retire to one of the three spacious double bedrooms. The two bedrooms on the first floor both offer original Victorian feature fireplaces, gorgeous strip wood floorboards, bespoke built in wardrobes and tall sliding sash windows with custom made shutters. The master bedroom has a stylish en-suite shower room complete with crisp white premium sanitary ware, and contemporary tiling. The main shower room has the same designer feel and classy fittings as well as underfloor heating. Both shower rooms benefit from Aqualisa digital showers. From the light bright landing, a cleverly designed circular oak stairwell rises to the second floor double bedroom. This fantastic space has an abundance of rear windows filling the room with natural light, providing stunning views across the rooftops to the Camel Estuary. The bedroom also benefits from a luxurious en-suite bathroom and air conditioning.

17 High Street, Padstow, PL28 8BB
£895,000 guide



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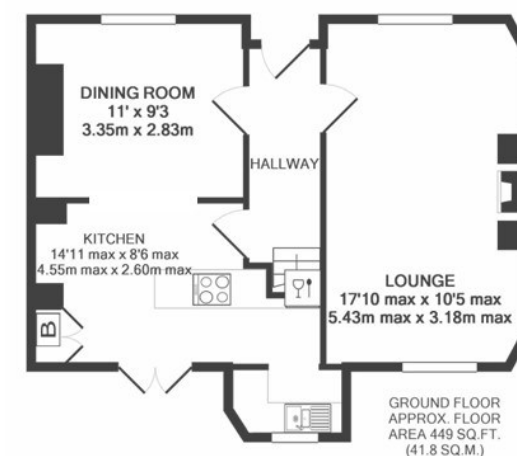
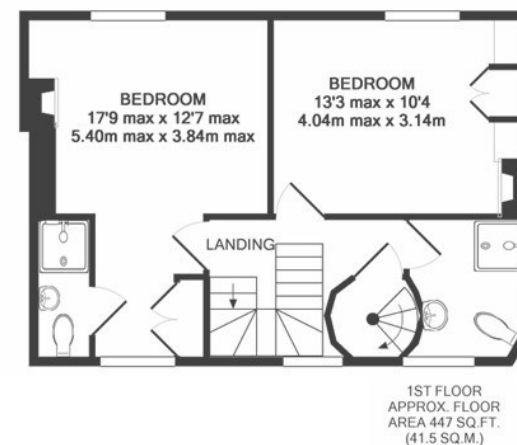
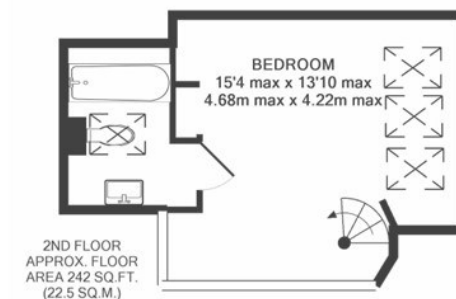


"The perfect blend
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To the rear of 17 High Street there is a secluded courtyard garden with more giant slate flagstones, a delightful sunny spot for al fresco dining or a glass of wine in the evening. This pleasantly private space is fully enclosed with a range established bushes, shrubs and secure walled boundaries. A gate opens into the detached utility room which is complete with unique lighting, a butler's sink, granite work surface, plumbing for a washing machine, and a WC. Services to the property include mains water, gas, electricity and drainage. EPC rating F. Council tax band deleted. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile coverage.

The historic harbour town of Padstow sits proudly on Cornwall's dramatic North Coast, renowned for its timeless fishing heritage, picturesque streets and thriving culinary scene. The town is home to an enviable collection of cafés, bars and award-winning restaurants, including Paul Ainsworth's Michelin-starred No.6, the stylish seafood bar Prawn on the Lawn, and Rick Stein's world-famous Seafood Restaurant. Surrounded by an Area of Outstanding Natural Beauty, Padstow is perfectly positioned for lovers of the outdoors. Within just a few miles lie some of Cornwall's most celebrated sandy beaches, ideal for sailing, surfing and family days out, while Trevoze Golf & Country Club offers a championship links course with breathtaking sea views. Padstow is also well connected. The nearest mainline railway station at Bodmin Parkway (approx. 20 miles) provides direct links to London, while Newquay Airport (approx. 14 miles) offers domestic and international flights.

To find 17 High Street, 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 number 17 can be found further along on the right hand side. The postcode for satellite navigation is PL28 8BB. What3words: blaring.fried.ruling



TOTAL APPROX. FLOOR AREA 1139 SQ.FT. (105.8 SQ.M.)

