

CORNWALL ESTATES



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PADSTOW

Faireview, 11 Tregella Farm Cottages,
Near Padstow, PL28 8LJ

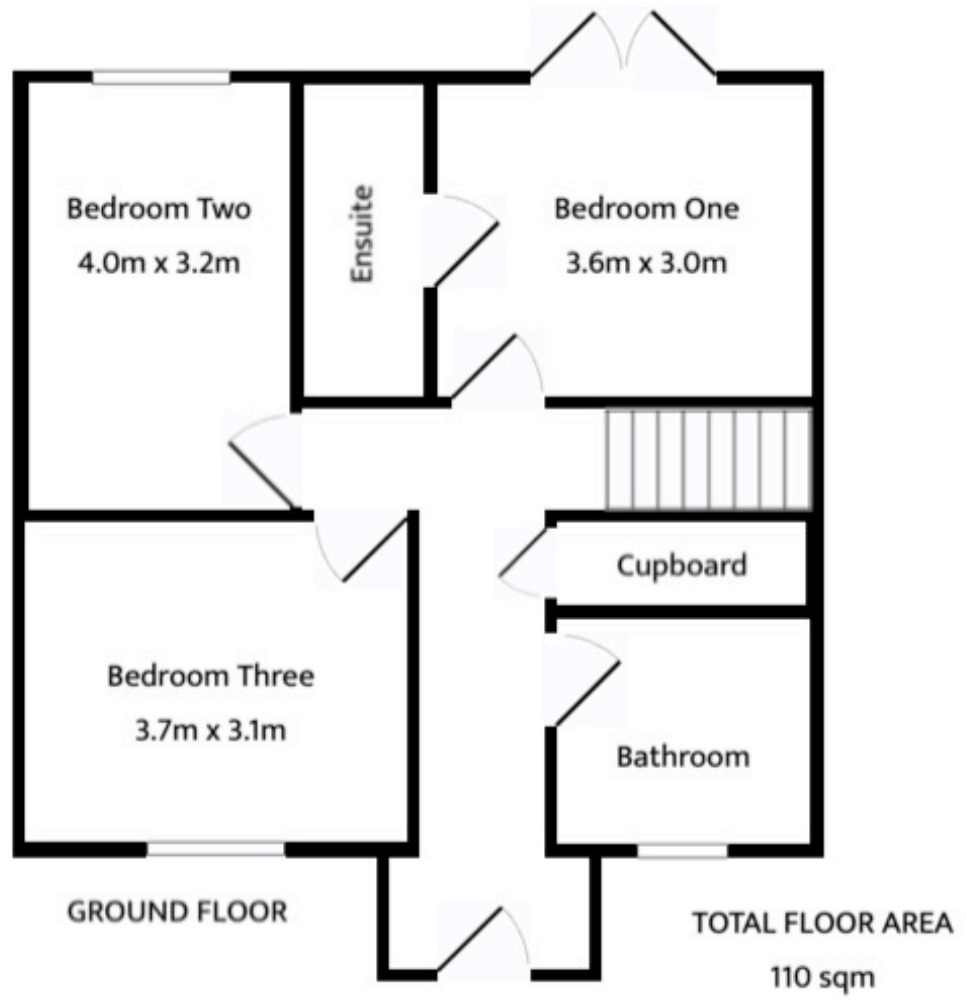
£385,000

- ESTABLISHED HOLIDAY LET
- SHORT DRIVE FROM PADSTOW
- IDYLIC, PEACEFUL SETTING
- THREE BEDROOMS
- VAULTED CEILINGS
- GOOD CONDITION
- PARKING FOR TWO CARS



IMPORTANT NOTICE

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Faireview Cottage is a charming property with a bright interior, set within a small development of converted farm buildings just two miles from the harbour town of Padstow.

Featuring reverse level accommodation which makes the most of lovely countryside views, three spacious bedrooms, an enclosed garden and parking for two cars, this is a real retreat away from the bustling town. Wonderfully located close to the popular beaches of Harlyn Bay, Constantine Bay and Treyarnon Bay, this is a perfect property for holiday letting or investment, combining countryside charm with a superb and highly sought after location.

Fairview Cottage has been a successful holiday let for many years and is sold as a going concern with bookings in place.



Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE

Front entrance door to;

HALL

Electric night storage heater, ceiling light, electricity consumer unit, built in understairs cupboard, doors to;

BATHROOM

Heated towel rail, pedestal wash hand basin, wall light & shaver point, paneled bath with shower over, extractor fan, window to the front, close coupled WC. Built in cupboard housing megaflo hot water system.

BEDROOM 3

Double glazed window to the front, wall mounted electric heater, ceiling light.

BEDROOM 2

Double glazed window to the rear, wall mounted electric heater, ceiling light.

BEDROOM 1

Double glazed sliding doors to the rear, wall mounted electric heater, ceiling light, door to;

EN-SUITE

Shower enclosure, pedestal wash hand basin, heated towel rail, low level WC.

Stairs to first floor;

OPEN PLAN LIVING, DINING ROOM AND KITCHEN

Vaulted, beamed ceilings. Triple aspect room with countryside views. Three wall mounted electric heaters, ceiling lights, wall lights, feature fireplace housing electric coal effect fire, wood mantel surround.

OUTSIDE

Low maintenance rear garden with a range of shrubs, timber fenced boundary.

COUNCIL TAX BAND

C

EPC RATING

D

PROPERTY CONSTRUCTION

Brick construction, cavity wall, pitched slate roof, double glazing throughout.

ELECTRICITY SUPPLY

Mains supply

WATER SUPPLY

Mains water

SEWERAGE

Private sewerage, septic tank. A fee is payable for the maintenance and emptying of the septic tank, which is included in the service charge.

SERVICE CHARGE

£600 per year covers refuse and recycling, communal areas, septic tank. Paid in 2 x £300 instalments.

HEATING

Electric heating – night storage heaters. Megaflo electric hot water system.

BROADBAND

High speed FTTC broadband.

MOBILE PHONE COVERAGE

EE voice coverage.

THREE no coverage.

O2 voice and data coverage.

VODAFONE voice and data coverage.

PARKING

Two parking spaces at the rear of the cottage.

RESTRICTIONS

The property is for holiday use only. The property can be used 52 weeks of the year but cannot be a primary residence. Borrowing options may be limited due to the holiday only permission. Prospective purchasers are advised to seek financial advice.

TENURE

Freehold







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