

CORNWALL ESTATES

PADSTOW



CROSS STREET

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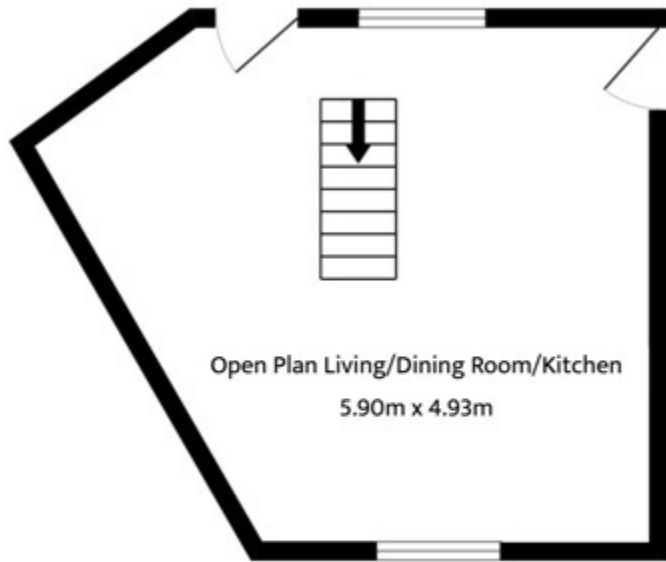
PADSTOW

PUNION COTTAGE, 9
CROSS STREET,
PADSTOW, PL28 8AT

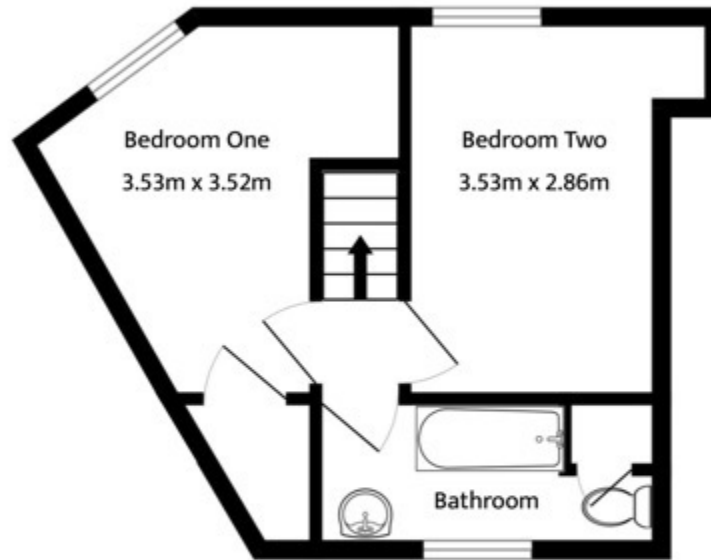
£295,000

- TRADITIONAL COTTAGE
- OLD TOWN LOCATION
- PERFECT BOLT HOLE
- GRADE II LISTED
- EXCITING REFURBISHMENT PROJECT
- LOVELY ORIGINAL FEATURES
- TWO MINUTE WALK TO SHOPS & RESTAURANTS
- HOLIDAY LET POTENTIAL





Ground Floor 259 sq.ft. (24 sq.m) approx



First Floor 264 sq.ft. (24.5 sq.m) approx

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Punion Cottage is a character-filled, cosy property, which could benefit from refurbishment in order to let its delightful personality shine.

Situated in one of Padstow's winding Old Town streets, this lovely cottage has an elevated entrance with an original front door, thought to date back to the nineteenth century. The traditional layout of one larger space on the ground floor lends itself to an open plan living room and kitchen and is filled with light from the multi-paned sash windows on both sides of the property. The upper floor is home to two bedrooms and a family bathroom, all bursting with original and quirky features.

Punion Cottage represents a wonderful opportunity to own and renovate a piece of Padstow's architectural heritage and create a superb bolthole in a much-loved part of the town.

The property was originally connected to the adjacent house and is currently in the process of having the title and services separated.

Padstow sits at the mouth of The Camel Estuary, a wide tidal river valley which historically provided shelter for the fishing fleets that sailed out of its harbour. Punion Cottage is a 5-minute stroll away from this historic harbour and the shops and eateries that surround it. The town is home to an amazing array of destination restaurants headed up by some very well-known names including Paul Ainsworth's Michelin starred No 6 and Rick Steins flagship Seafood Restaurant, both of which offer exemplary fine dining options.

Popular with activities enthusiasts, the area has built a solid reputation in the world of sport as home to several of the best surfing beaches in the UK, as well as two championship golf courses and the famed Southwest Coast Path, which provides access to stunning scenery along the area's dramatic coastline.

With easy access to the A30 via Wadebridge, Punion Cottage has good transport links to the county's major roads. Newquay Airport lies 14 miles away and has regular flights to London Gatwick as well as several international cities, whilst Bodmin Parkway Station lies 19 miles away and has regular services to London Paddington, including a regular sleeper service.



Front door to;

OPEN PLAN LIVING SPACE

Central staircase leading to the the first floor, two sash windows to the front with fitted shutters and one to the rear. Beamed ceilings, small kitchen area with stainless steel sink.

Stairs to first floor;

BEDROOM ONE

Sash window, recess with hanging space, access to loft space, radiator, beams.

BEDROOM TWO

Sash window, radiator, beams.

BATHROOM

Paneled bath, fitted wash hand basin, low level WC, radiator, sash window to the rear.

COUNCIL TAX BAND

A

TENURE

Tenure to be confirmed. The property is currently being registered with an individual title from the adjoining residence.

PROPERTY CONSTRUCTION

Stone walls, not insulated. Pitched roof, single glazed sash windows.

SERVICES

Mains gas, electricity, water, drainage.

HEATING

No heating at present – radiators not connected.

MOBIE PHONE COVERAGE

Full voice and data coverage.

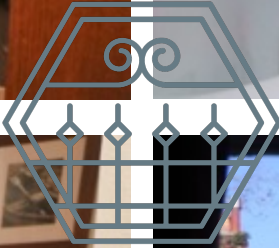
PARKING

No parking

RESTRICTIONS

Grade II listed. Property is within a conservation area.







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P A D S T O W

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