

CORNWALL ESTATES

PADSTOW



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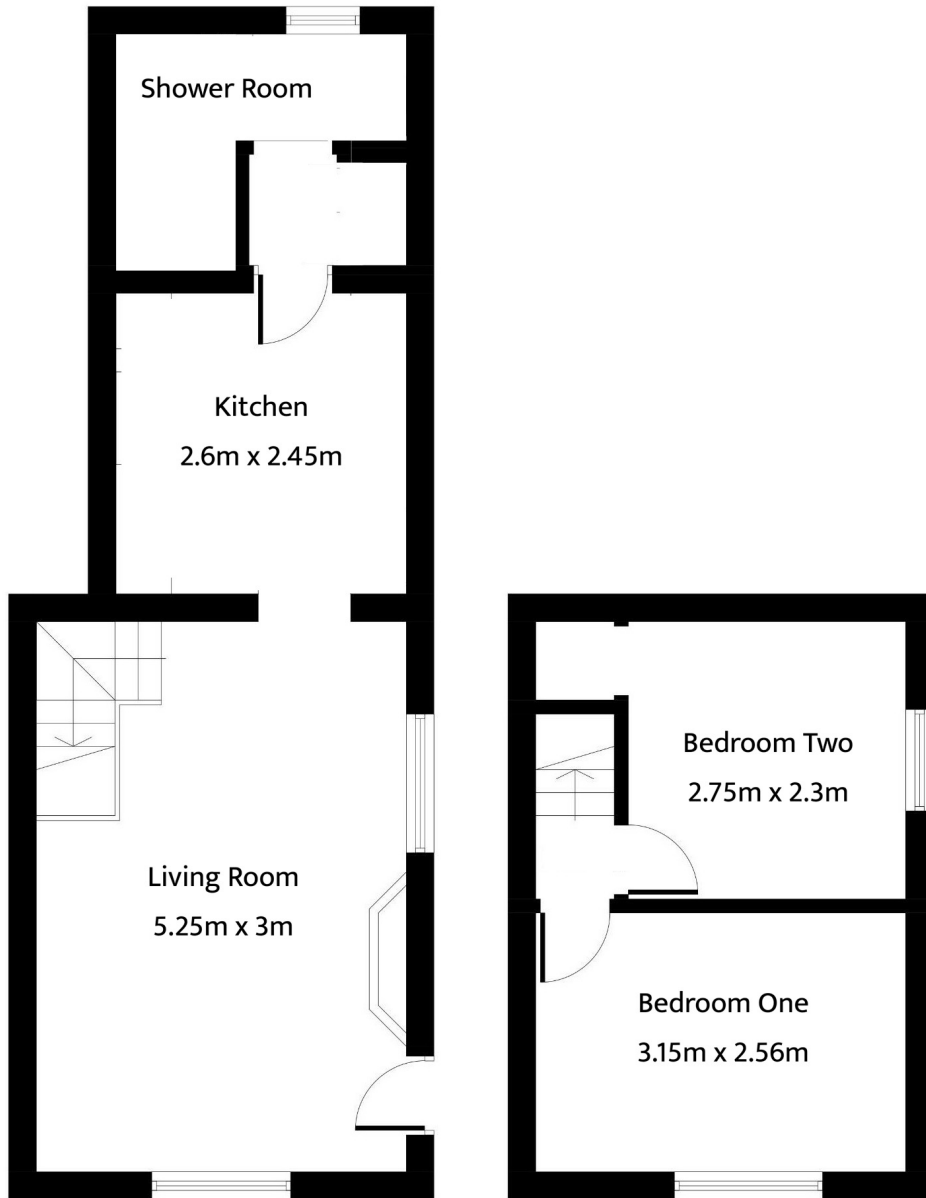
PADSTOW

Ossmill Cottage, 5 St
Edmunds Lane, Padstow,
PL28 8BZ

£475,000

- Character Cottage
- Close to harbour
- Two double bedrooms
- Slate flooring
- Excellent condition
- Wet room
- Traditional features





Ground Floor

First Floor

TOTAL FLOOR AREA 46 sqm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Ossmill cottage occupies an exclusive location just moments from the harbourside, Rick Steins Seafood Restaurant, and all that Padstow has to offer.

Refurbished internally to a high specification throughout, the interior of this cottage must be viewed to be fully appreciated. Features include the Oak staircase with glass balustrade, slate flagstone flooring with underfloor heating, beamed ceilings and attractive fitted window shutters and deep slate sills.

Offered for sale fully furnished and equipped, with significant holiday letting potential, Ossmill Cottage is ready for immediate occupation for those looking for a bolthole in this fabulous location.

The interior comprises of an open plan living/dining room which leads to the separate kitchen with gas Range cooker, integrated wine fridge and Villeroy & Boch sink. The attractive and contemporary wet room completes the ground floor accommodation. To the first floor are two double sized bedrooms, each with exposed Cornish stone walls.

ENTRANCE

Front entrance door to;

LIVING/DINING ROOM

Double glazed windows to the front and side elevations with fitted shutters and deep slate window sills. Oak beamed ceilings, slate flooring, exposed Cornish stone wall, feature recessed fireplace with slate hearth. Understairs cupboard, recessed ceiling spotlights, oak staircase to first floor with glass balustrade.

KITCHEN

Velux window, double glazed window to the front, recessed ceiling spotlights, slate flooring. A range of base & wall units incorporating an integrated Neff fridge/freezer, Neff dishwasher and wine fridge. Rangemaster gas cooker with extractor over and tiled surround, single bowl single drainer Villeroy & Boch sink unit.

UTILITY AREA

Small area which houses the central heating boiler and washing machine. Slate flooring, door to;

WET ROOM

Double glazed window, recessed ceiling spotlights, slate flooring, heated towel rail, low level WC, fitted wash hand basin with storage underneath. Shower with tiled surround, rain head and handheld attachment.



Stairs to first floor;

LANDING

Access to loft space, recessed ceiling spotlight, doors to;

BEDROM ONE

Double glazed window to the front with fitted shutters and deep slate sill, exposed Cornish stone wall, radiator, wooden flooring, recessed ceiling spotlights.

BEDROOM TWO

Double glazed window to the side with fitted shutters and deep slate sill, exposed Cornish stone wall, radiator, recessed ceiling spotlights, wooden flooring. Cupboard over the stairs.

COUNCIL TAX

Deleted (business rated)

TENURE

Freehold

CONSTRUCTION

Stone walls, timber frame, pitched roof.

ELECTRICITY SUPPLY

Mains electricity.

WATER SUPPLY

Mains water.

SEWERAGE

Mains sewerage.

HEATING

Gas fired boiler for radiators.

BROADBAND

Fiber to cabinet.

MOBILE PHONE

Full coverage voice and data calls from EE, Three, Vodafone.

PARKING

No parking. The nearest carpark is a few hundred yards away, pay & display.







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