

# CORNWALL ESTATES

PADSTOW





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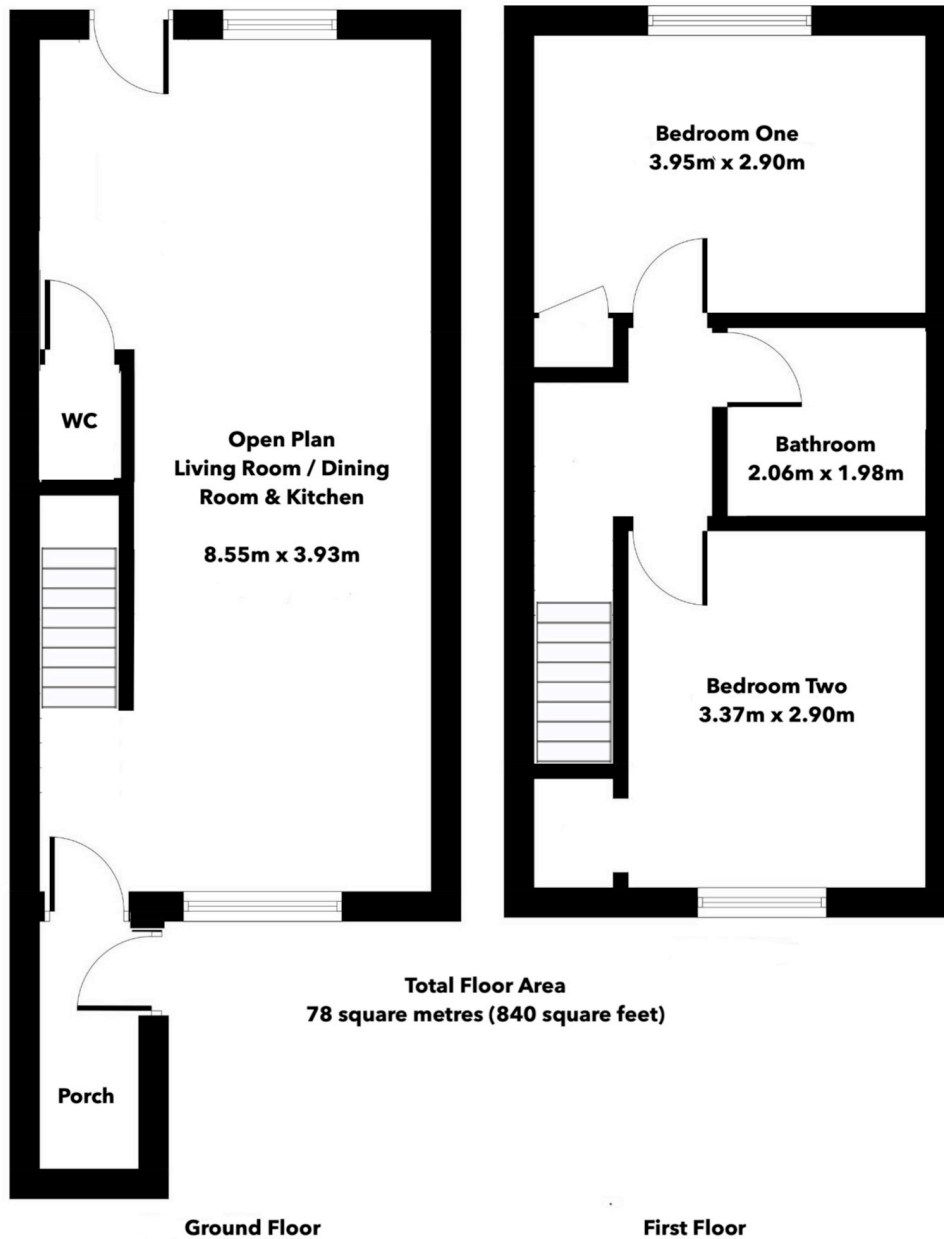
4 Churchtown Terrace,  
St Issey, PL27 7LU

£299,950

- WELL PRESENTED PROPERTY
- COUNTRYSIDE VIEWS
- TWO DOUBLE BEDROOMS
- ENCLOSED GARDENS
- GARAGE
- SHORT DRIVE TO PADSTOW
- HOLIDAY OR RESIDENTIAL USE







Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Archies Place is a beautifully presented mid terraced cottage, situated right in the beating heart of the lovely village of St Issey. Bordered by streams that meander towards the Camel Estuary, this tranquil village has true community feel, with a thriving pub and popular primary school as well as an active village hall. Consistent contenders for the crown of the RHS Britain in Bloom award, community pride is abundant in this neighbourhood.

Archies Place is located within walking distance of all village amenities and enjoys superb countryside views which take in the rolling fields that skirt the rear of the property. The ground floor is a spacious and well-laid out open-plan design, with access from the kitchen to an enclosed rear courtyard, giving a safe space for children or pets to play, or to enjoy al fresco dining.

Upstairs are two spacious bedrooms, the master having a built-in wardrobe and views over the fields, while the second is set as a delightful twin. A fresh and modern bathroom sits conveniently between the two.



Archies Place is currently run as a successful holiday let and has enjoyed positive bookings since 2009. The cottage would also make a wonderful family home, or the perfect bolthole from which to explore the surrounding areas. North Cornwall is home to some of the UK's most stunning coastline, and with the Southwest Coast Path and the Camel Trail both just a short drive from the property, this is a superb location from which to discover the counties abundance of natural beauty.

Archies Place can be sold fully furnished and as a going concern for a negotiable sum, please contact Cornwall Estates for more details.



## ENTRANCE

Front entrance door to;

## PORCH

Tiled flooring, door to;

## OPEN PLAN LIVING / DINING ROOM & KITCHEN

Double glazed window to the front, laminate flooring, radiator, two ceiling lights, stairs to first floor. A range of base & wall units incorporating a range of integral appliances to include a NEFF electric oven, four ring gas hob and extractor over, Hotpoint dishwasher, fridge and freezer. 1.5 bowl single drainer sink unit, central heating boiler inside kitchen unit. Double glazed window to the rear, glazed door to the rear.

## CLOAKROOM

Low level WC, fitted wash hand basin, part tile walls, extractor fan. Electricity consumer unit.

Stairs to first floor;

## LANDING

Access to loft space, ceiling light, doors to;

## BEDROOM ONE

Double glazed window to the rear with far reaching countryside views, radiator, ceiling light, built in wardrobe.

## BEDROOM TWO

Double glazed window to the front, radiator, ceiling light, built in over stairs cupboard.

## BATHROOM

Panelled bath with shower over, pedestal wash hand basin with light and shaver point over, low level WC, heated towel rail, tiled walls, laminate flooring.

## OUTSIDE

Enclosed courtyard garden at the rear with fenced boundary and gate to the rear. Further courtyard garden to the front with timber storage unit.

## GARAGE

Mid terrace garage with power and light. Up & over door.

## SERVICES

Mains gas, water, electricity, drainage. Council tax band deleted (business). Gas fired central heating boiler. Fibre broadband (150mg). Mobile phone coverage available with O2.











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