

CORNWALL ESTATES

PADSTOW



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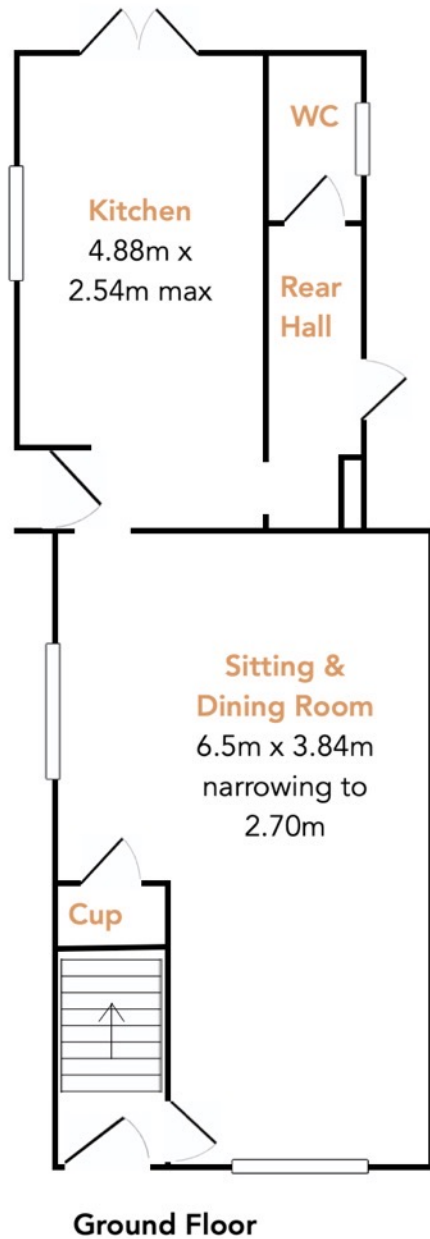
PADSTOW

CORNISH COTTAGE,  
CHURCHTOWN, ST  
ISSEY, PL27 7QA

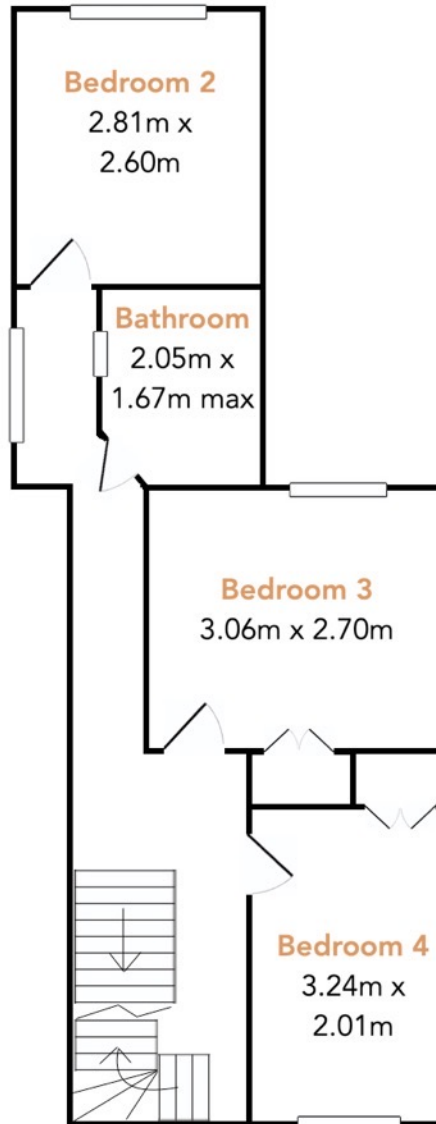
£475,000

- STYLISH CHARACTER COTTAGE
- DECEPTIVE SIZE
- FOUR BEDROOMS
- CONTEMPORARY KITCHEN
- PARKING FOR 2 CARS
- ENCLOSED GARDENS
- BEAUTIFUL VIEWS
- PLANNING FOR EXTENSION



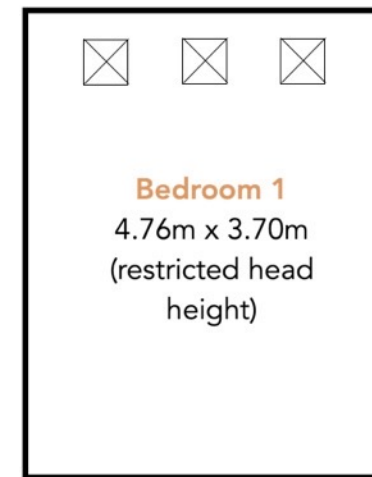


**Ground Floor**



**First Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



**Second Floor**



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Cornish Cottage is a deceptively spacious, traditional cottage which has been lovingly updated to provide modern accommodation retaining a wealth of character.

The property comprises open style living areas to the ground floor, with a spacious sitting and dining room including ceiling beams and recessed arches, a log burner and original clome oven within exposed stone walls, slate and wooden floorings. There is a contemporary fitted kitchen leading through to a useful rear lobby and a downstairs cloakroom.

To the first floor there are three bedrooms, the rear room enjoying beautiful views across open fields at the rear, and a stylish family bathroom. The loft has been converted to include a fourth bedroom with Velux windows affording far reaching views across the fields to the sea in the distance. Planning permission has been obtained to create a dormer on the second floor, plus a first floor extension, to enhance this space further.

To the side of the property there is a driveway with parking for two vehicles. The rear gardens are enclosed and mainly laid to lawn, with a patio area and a range of flower beds softening the edges.

Ideally positioned mid-way between Padstow and Wadebridge, St Issey is a pretty village full of character and a community feel. The village is home to a cosy pub, The Ring 'o' Bells, and just a short walk to The Pickwick Inn – another pub with a beautiful dining area overlooking the estuary. There is a very well regarded Primary School, an active village hall and a church. Bus links are available to Padstow and Wadebridge and there are also some walking routes down to the Camel Estuary, offering a beautiful scenic walk to Padstow on a sunny day. Consistent contenders for the crown of the RHS Britain in Bloom award, community pride is abundant in this neighbourhood.



## ACCOMMODATION

### ENTRANCE

Front entrance door to:

### HALL

Radiator, slate flooring, ceiling light, stairs to first floor, door to:

### SITTING / DINING ROOM

Double glazed window to the front elevation, slate and wooden flooring, exposed beams and stone walls, recessed shelving and cupboards, log burner set in stone fireplace, original clome oven, ceiling lights, radiator, understairs cupboard, open doorway to:

### KITCHEN

Glazed patio doors to rear, part glazed door to the side elevation leading to parking area, double glazed window to the side elevation, ceiling lights, wooden floor, radiator. A range of base and wall units incorporating Belfast sink, built in dishwasher, built in washing machine, electric oven with induction hob and extractor fan over, space for American fridge / freezer. Open doorway to:

### REAR HALL

Double glazed door to side elevation, coat hooks, ceiling light, cupboard housing combination boiler, door to:

### CLOAKROOM

Single glazed window to the side elevation, low level WC, fitted wash hand basin, wood panelling to walls, radiator, ceiling light.

Stairs to the first floor;

### LANDING

Wall lights, ceiling light, double glazed window to the side elevation, wood panelling to walls, wood flooring, doors to bedrooms and bathroom, stairs to second floor.

### BEDROOM 4

Double glazed window to the front elevation, built in wardrobe, ceiling light, radiator, wooden flooring.

### BEDROOM 3

Double glazed window to the rear elevation, built in wardrobe, ceiling light, radiator.

### BATHROOM

Internal glazed window, claw bath with rainfall shower over, high level WC, fitted wash hand basin, exposed stone wall and beams, part tiled walls, wooden flooring, heated towel rail, extractor fan, recessed spotlights.

### BEDROOM 4

Double glazed window to the front elevation, ceiling light, radiator.

### BATHROOM

Double glazed window to the front elevation, panelled bath with shower attachment, shower enclosure, low level WC, fitted wash hand basin, heated towel rail, recessed spotlights, extractor fan, tiled floor, part tiled walls.

### BEDROOM 2

Double glazed window to the rear elevation, ceiling light, radiator.

Stairs to second floor;

### BEDROOM 1

Three Velux windows to the rear elevation, recessed spotlights, exposed beams.

### PARKING

Parking for 2 cars in the driveway.

### GARDEN

Enclosed rear gardens with areas of lawn and patio, flower beds and shrubs.

### SERVICES / NOTES

Freehold tenure. Council tax band A. Mains electricity. Mains water. Mains sewerage. Gas central heating. Fibre broadband available. Full mobile service outdoors with EE, O2 Three & Vodafone, limited indoor service. Stone and cavity wall construction.

### PLANNING

Planning permission has been obtained to extend the first & second floor areas including a dormer, permission reference PA22/05566 / PA2306676.









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P A D S T O W

5 Broad Street

Padstow

PL28 8BS

01841 550999

[sales@cornwallestates.co.uk](mailto:sales@cornwallestates.co.uk)