

# CORNWALL ESTATES

PADSTOW



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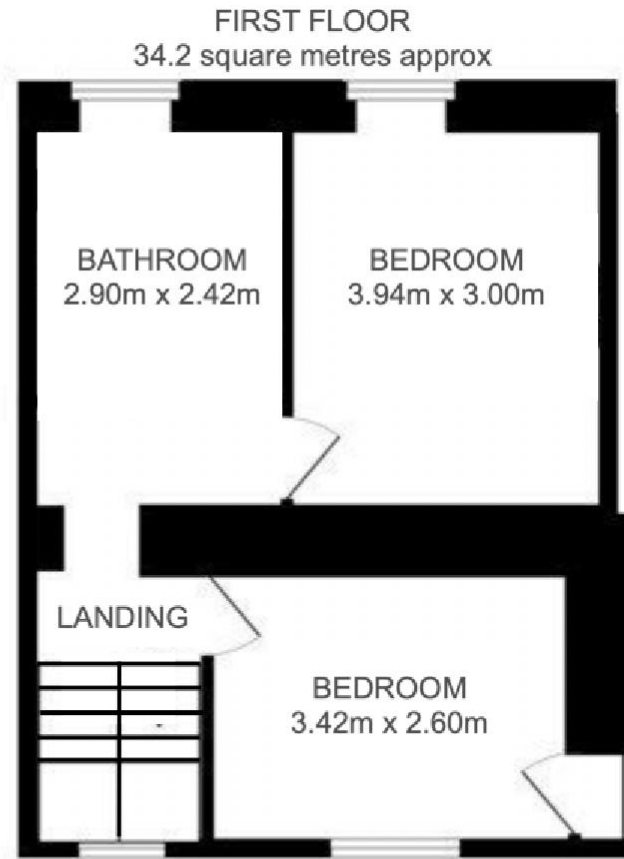
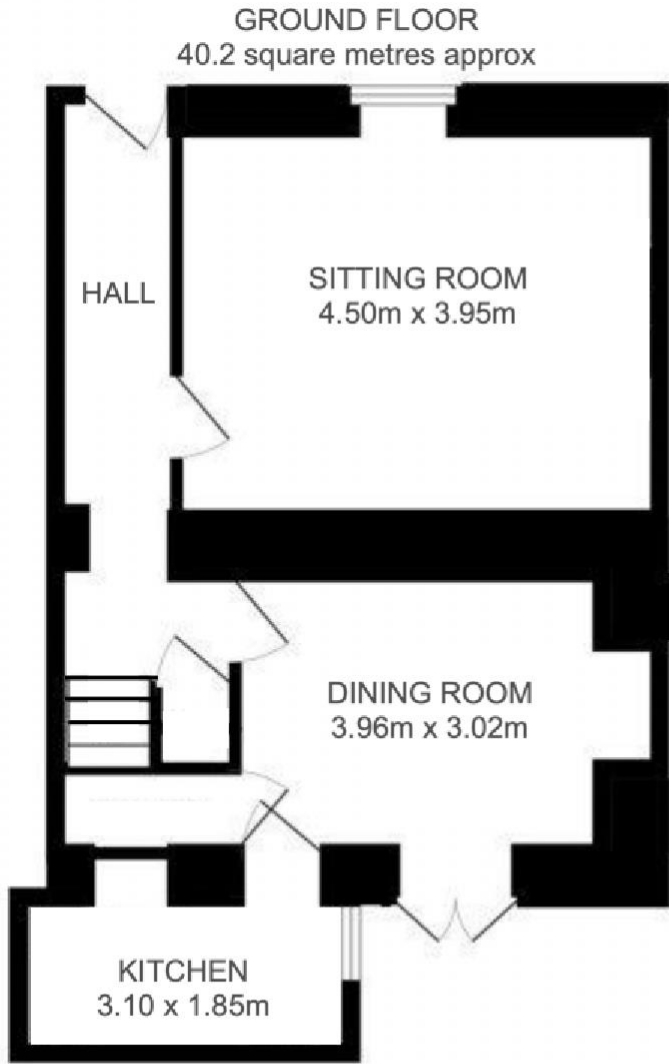
PADSTOW

14 Cross Street, Padstow,  
PL28 8AT

£450,000 FREEHOLD

- CHARACTER COTTAGE
- OLD TOWN LOCATION
- TWO BEDROOMS
- COURTYARD & STORE
- CLOSE TO THE HARBOUR
- ORIGINAL FEATURES
- TWO RECEPTION ROOMS





**TOTAL FLOOR AREA**  
74.5 square metres approx

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

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This terraced Grade II listed character cottage is situated just moments from the harbour and town centre within the conservation area of the old town. Directly opposite is a separate yard area and storage unit, and a small courtyard sits to the rear of the property.

The accommodation is laid over two floors and comprises of separate sitting and dining rooms, a galley kitchen, two double bedrooms and spacious bathroom. Well-presented throughout with plenty of original features including beamed ceilings, sash windows, Cornish stone fireplaces and deep window seats. The rooms are well proportioned, light and bright.

A two-minute walk will bring you to the historic harbour and bustling town, which has year-round appeal due in part to its reputation as a well-respected foodie destination. Padstow is home to a large selection of eateries, including Rick Steins flagship restaurant, The Seafood Restaurant as well as Paul Ainsworth's highly regarded No. 6 and the always buzzing Prawn on The Lawn.

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. 14 Cross Street offers an excellent investment opportunity with excellent holiday letting potential in this sought after part of Cornwall.

#### **ENTRANCE**

Front entrance door to;

#### **HALLWAY**

Built in cupboard, electric radiator, ceiling light, slate tiled flooring, stairs to first floor, doors to;

#### **LIVING ROOM**

Sash window to the front with window seat, ceiling light, Cornish stone fireplace with slate hearth and wooden lintel, wooden flooring, electric radiator.

#### **DINING ROOM**

Double doors to the courtyard area, beamed ceilings, inglenook fireplace with Cornish stone surround and wooden lintel over. Wall lights, electric radiator, built in cupboard with plumbing for automatic dishwasher, slate tiled flooring, door to;

#### **KITCHEN**

Window to the rear, a range of base & wall units with tiled splashbacks, 1.5 bowl stainless steel sink unit, built in four ring gas hob, built in oven, plumbing for automatic washing machine, ceiling light, wall mounted boiler.

Stairs to first floor;

#### **LANDING**

Window to the rear, wooden flooring, ceiling light, doors to;





#### **BEDROOM ONE**

Sash window to the front with window seat, feature fireplace, wooden floor, electric radiator, ceiling light.

#### **BEDROOM TWO**

Built in wardrobe, window to the rear, exposed beams, electric radiator, ceiling light.

#### **BATHROOM**

Sash window to the front with seat, bath with claw feet, pedestal wash hand basin, low level WC, heated towel rail, wall mounted electric heater, exposed wood flooring.

#### **COURTYARD**

Small courtyard at the rear of the property approximately 2m x 2.5m.

#### **STORE ROOM AND YARD**

Situated directly opposite the cottage, a gate opens to a yard space measuring approximately 3m x 3.5m with storeroom.

#### **GRADE II LISTING**

Circa early C19. Stone rubble. Slate roof with gable ends. Brick end stacks. Plan: Pair of 2-room double depth plan houses with central entrances. Heated by end stacks. Exterior: 2-storeys. Complete early C19 12-pane hornless sashes. Two C20 doors in centre and C19 doorcases with corbelled brackets and truncated jambs. Sash to right and left and 4 sashes on first floor.

#### **SERVICES**

Mains gas, electricity, water, drainage. Council tax band C.

#### **PROPERTY CONSTRUCTION**

Granite. Cavity wall, pitched roof, single glazed windows.

#### **HEATING**

Electric radiators. Electric boiler for hot water.

#### **BROADBAND & MOBILE PHONE COVERAGE**

Ultrafast broadband is available at this address. Likely voice and data coverage Three, EE, O2, Vodafone.

#### **PARKING**

There is no parking with 14 Cross Street. The nearest parking is in the Harbour Car Park on the South Quay.

#### **RESTRICTIONS**

Grade II Listed. The property is situated in a designated Area of Outstanding Natural Beauty.







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