

CORNWALL ESTATES

PADSTOW





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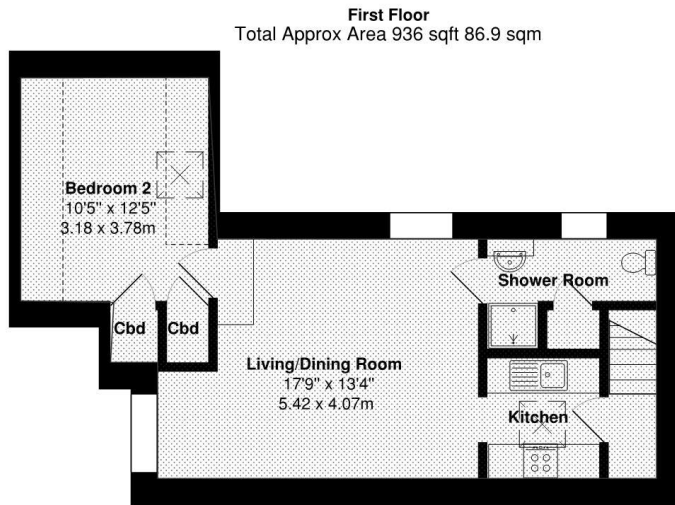
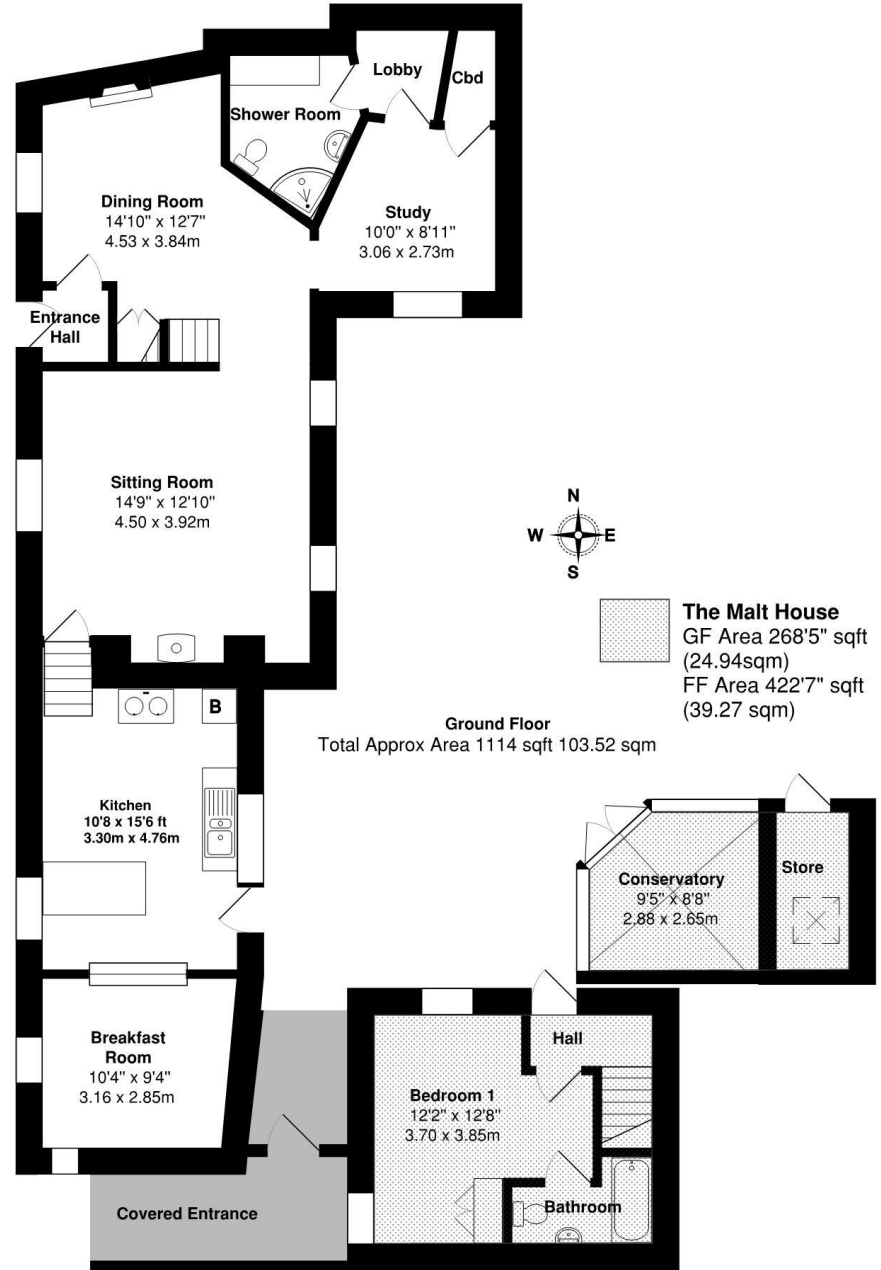
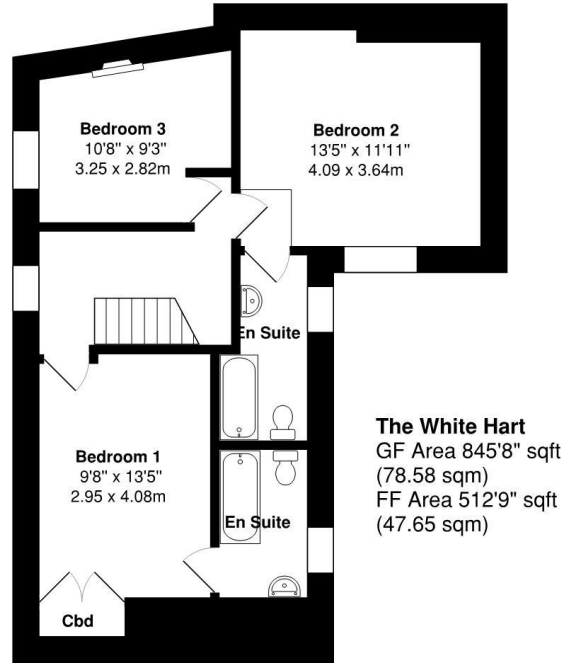
**THE WHITE HART,
NEW STREET, PADSTOW,
PL28 8EA**

£1,500,000

- UNIQUE CHARACTER PROPERTY
- GRADE II LISTED
- THREE BEDROOM HOUSE PLUS TWO BEDROOM COTTAGE
- 2,050 SQ.FT.
- PRIVATE SUNNY COURTYARD
- WEALTH OF HISTORY & CHARM
- MOMENTS FROM THE HARBOUR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





The White Hart is a unique Grade II Listed property, full of history and charm, sitting just yards from the harbour in the heart of Padstow.

The property dates back to the 16th century, a former Coaching Inn with brewery and stabling. Converted to a private dwelling in the early 20th century, The White Hart today retains a wealth of character and original features, providing versatile and comfortable accommodation.

Through a covered entrance, you are welcomed by a secluded courtyard garden, hidden away from the rest of the world this is a true place of relaxation. The central courtyard gives access both to the main accommodation of The White Hart and the adjoining cottage The Malt House, which the present vendor has successfully holiday let in recent years.

The White Hart offers bright and airy interior with well-proportioned living areas and neutral décor. From the courtyard, enter into the kitchen and dining room, a spacious triple aspect room with fitted kitchen and archway through to the dining area offering a social space to be together at mealtimes. Step through to the sitting room where you can get cosy around the log burner, set within an original fireplace the character continues to follow throughout the house, with exposed beams and charming window seats. The room extends to the formal dining area and additional front entrance. With a study tucked to the rear offering a useful and versatile space which adjoins a ground floor shower room. Central to the living areas, stairs lead up to the first floor where you can find three comfortable bedrooms, with plenty of natural light and two of the rooms enjoying en-suite bathrooms.



To the southern side of the courtyard is The Malt House, offering reverse living accommodation with equal charm. The entrance hall leads to a double aspect ground floor bedroom with en-suite bathroom. Up to the first floor you can find an open style living and dining room beneath an original vaulted ceiling with exposed timbers, a spacious room which opens to the kitchen at the rear. There is a second double bedroom and a separate shower room to complete this floor.

Returning to the courtyard, the space offers a tranquil setting with a truly private aspect. Enjoying the sun throughout the day, the garden comprises various seating areas with a pleasant range of plants scattered amongst the slate flagstones providing a beautiful sanctuary. Tucked into the corner of the courtyard is also a lovely garden room offering shelter when required so you can enjoy the world outdoors in any weather. Within this hidden haven, it is hard to believe that you are just seconds from the bustling vibes of the harbour.

LOCATION

Situated on the west bank of the Camel Estuary, the picturesque harbour town of Padstow is a striking and highly desirable destination with an energetic vibe. It remains a working fishing port, surrounded by a coastline of outstanding natural beauty.

Exploring the historic winding streets of the town you will find a selection of boutique shops, galleries and more. The town has become a famous foodie destination, with a variety of delicious restaurants including a selection from celebrity chefs Rick Stein and Paul Ainsworth. With an equally wide range of bars to enjoy, from cosy pubs to stylish gin and wine bars.

A pleasant stroll further along from the harbour and you reach the gorgeous sandy beaches along the estuary, a beautiful spot to relax and let your cares fly away. Padstow is also surrounded by several other stunning sandy beaches along the rugged north Cornish coast just a short drive away. Or by foot, take a hike along the South West Coast Path and explore miles of hidden coves and spectacular scenery.

Padstow offers a blend of holiday homes and full time residents, creating a spectacular place to visit with superb rental opportunities, and on the other hand a brilliant sense of community within a town that is filled with amenities to enjoy.

SERVICES

Freehold tenure. A traditional stone built property with a pitched roof, fully double glazed. Grade II Listed, entry number 1 212001. The property is within a conservation area. Mains gas, electricity, water and drainage, gas central heating. Full mobile coverage, fibre broadband available. Council tax band D. No parking included within the title, however, nearby garaging can be offered by separate negotiation – contact Cornwall Estates for further information.

IMPORTANT NOTICE

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THE MALT HOUSE





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