

CORNWALL ESTATES

PADSTOW



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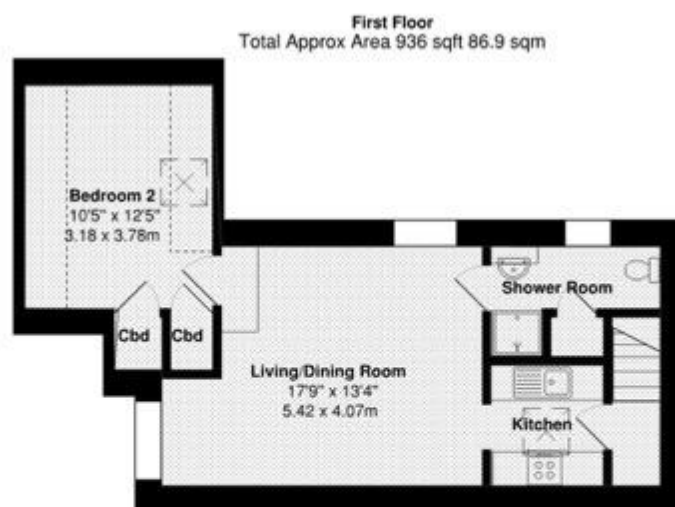
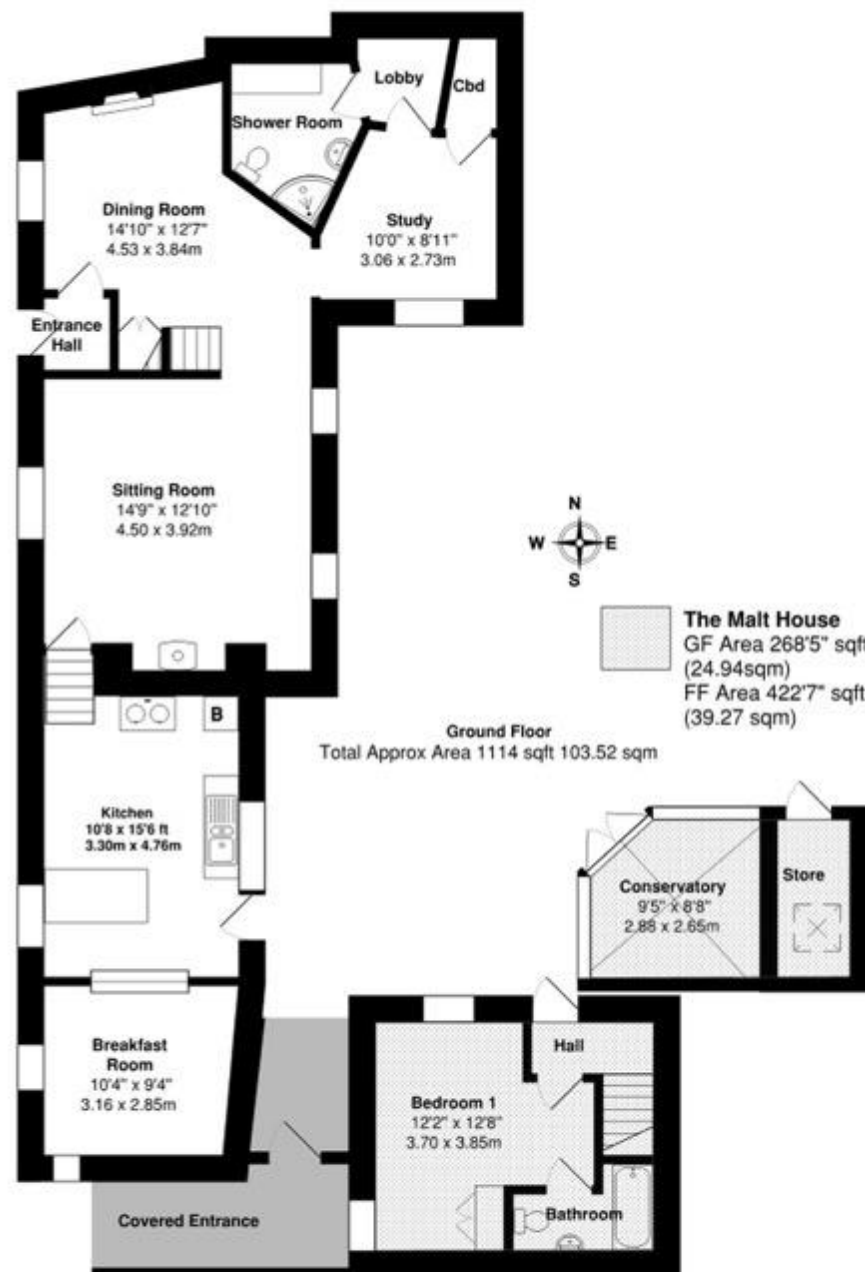
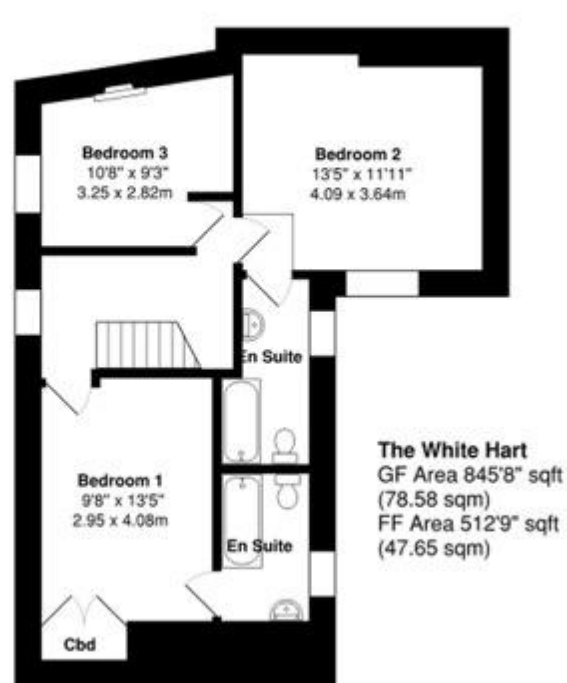
PADSTOW

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

£795,000

- 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







Originating in the 16th century, The White Hart is reputed as being the first Coaching Inn and Brewery in Padstow: "a very good accustomed Inn with a large Malt House thereunto adjoining". The White Hart became a private dwelling in the early 20th century and today retains a wealth of character, original features and soul.

Full of history and old world charm, The White Hart is situated a stone's throw from the harbour in the centre of Padstow. Combined with The Malt House (the adjoining annexe), the property provides a three bedroom house and separate two bedroom cottage offering a fantastic combination of privacy, comfort, charm and space - perfect for hosting. The current owners have successfully let The Malt House as holiday accommodation, for more than 25 years.

The White Hart and The Malt House share the secluded courtyard garden, which is accessible through a gated entrance on New Street. Hidden away from the rest of the world, the garden is a haven of relaxation and peace.

The White Hart offers a bright and airy interior with well-proportioned living areas and neutral décor. Entering from the courtyard garden entrance, you'll step into the kitchen and separate dining area before heading down the steps, past the original ledge and brace door, to the sitting room where you can gather around the roaring hearth of the Inn - the beautiful original brick and slate fireplace. Perch on one of the charming window seats before continuing through the house, past the staircase and exposed wooden beams into the formal dining area, where you will also find the 17th century entrance. Finally, tucked away in the corner and oldest part of the house, is a versatile study space with an adjoining WC, shower and utility room.



Continuing up the stairs to the first floor you'll find three, bright and comfortable bedrooms, all with exposed beams, one with an original fireplace and all with views either across the town or rear garden. The large windows provide plenty of natural light and two of the bedrooms benefit from en-suite bathrooms.

To the southern side of the courtyard lies The Malt House; the two bedroom cottage which accompanies The White Hart. The ground floor of The Malt House provides a double aspect ground floor bedroom with en-suite bathroom, the first floor boasts a galley kitchen, large open plan living and dining room housed beneath the original high-vaulted ceiling, with its exposed timber beams, in addition to which is a separate second vaulted bedroom and spacious shower room.

Returning to the courtyard garden, the space offers a tranquil setting with a truly private aspect. Enjoying the sun throughout the day, it is a delightful place to sit and relax. A carefully considered garden of flowering plants and shrubs, scattered amongst the slate flagstones provides a beautiful sanctuary. Tucked into the corner of the courtyard is a generous storage shed and glass garden room offering shelter from the occasional shower, so you can enjoy the outdoors in any weather.

Additionally, by separate negotiation, there is the option to purchase a double and/or a single garage located within a short walk from the property; a sought after luxury in Padstow.

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. Surface water; the chance of flooding is very low. The chance of flooding between 2040 and 2060 is very low. Rivers & the sea; the chance of flooding is very low. The chance of flooding between 2036 and 2069 is very low.

IMPORTANT NOTICE

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