

CORNWALL ESTATES

PADSTOW



Harbourside

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**HARBOURSIDE, 6 COMMERCIAL
TERRACE, PADSTOW, PL28 8BX**

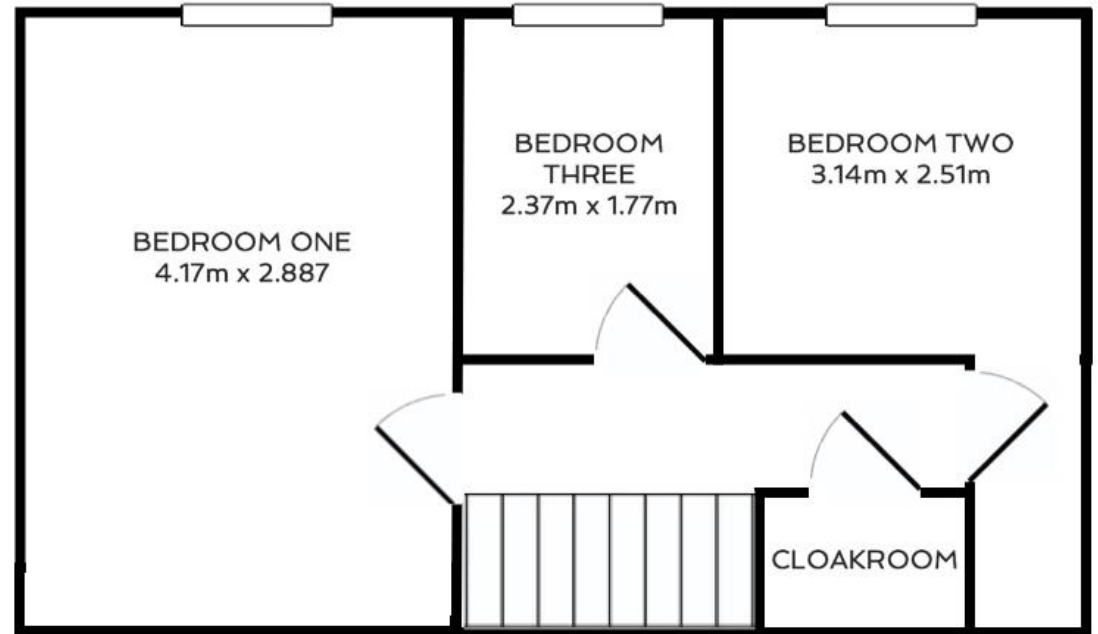
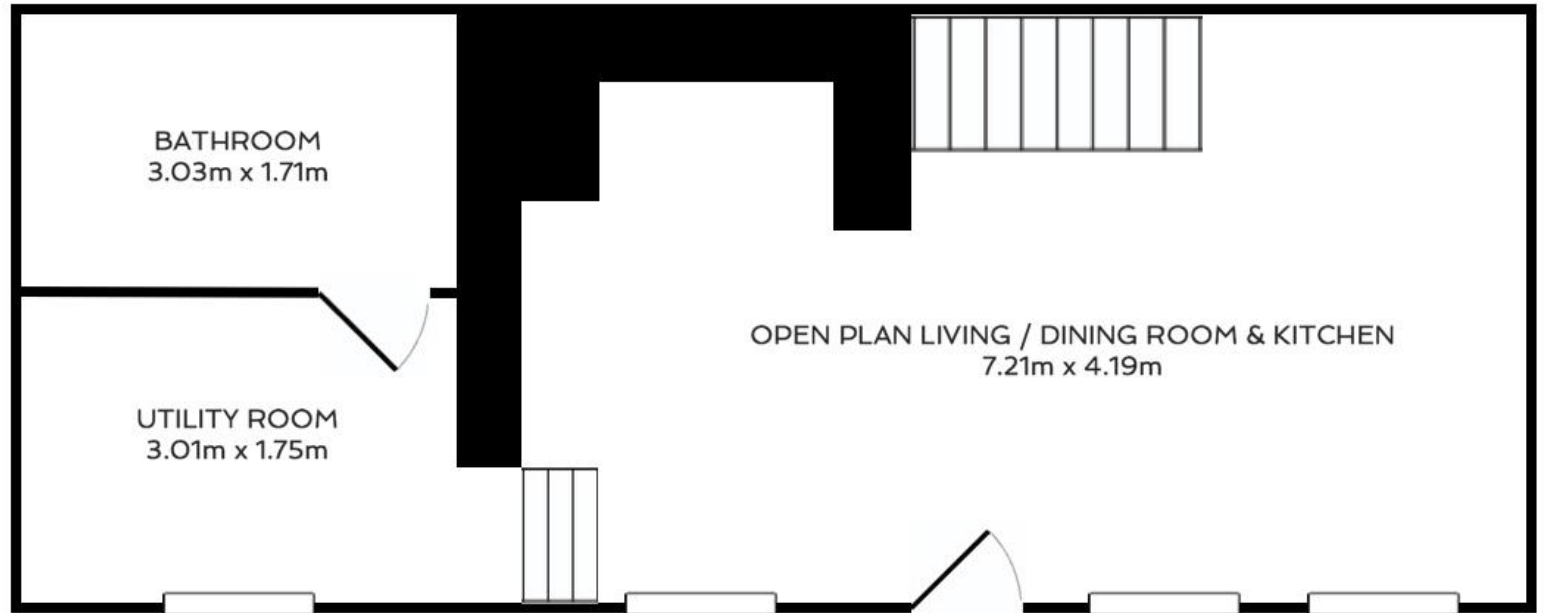
£550,000

- CHARACTER COTTAGE
- SPACIOUS INTERIOR
- CHARMING FEATURES
- THREE BEDROOMS
- OPEN PLAN LIVING
- TOWN CENTRE POSITION
- 50M FROM THE HARBOUR
- EXCELLENT HOLIDAY LET





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

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Harbourside is a hidden sanctuary right in the heart of the town and, as the name suggests, within a stone's throw of the harbour, tucked down a small lane offering a surprisingly peaceful position with the amenities of the town all on your doorstep.

The accommodation provides a spacious open plan living space, a useful utility room and a bright family bathroom on the ground floor. To the first floor are three bedrooms and an additional cloakroom. The cottage is believed to be over 250 years and offers a wealth of history, character and charm, with features including an abundance of exposed stone and beams, a replica clome oven and slate flagstone flooring.

The property has been run as a successful holiday let for a number of years, offering an opportunity to purchase with bookings in place and furniture available by separate negotiation.

Padstow is a highly desirable destination in the West Country. It is a striking harbour town, a working fishing port, and is surrounded by a stretch of coastline of outstanding natural beauty, and locations which offer a range of activities. In addition, several notable restaurants in the area promise residents, and visitors alike, a truly memorable culinary experience.



ACCOMMODATION

ENTRANCE

Part glazed stable-style door to;

LIVING/DINING ROOM AND KITCHEN

Beams to the ceiling, ceiling spotlights, staircase to first floor, recessed alcoves and shelving, Exposed Cornish stone walling, three double glazed windows to the front, four wall lights, feature fireplace with electric stove. Two radiators. The kitchen area incorporates a shaker style kitchen, built in oven and grill with electric hob and extractor over, part tiled walls, 1.5 bowl stainless steel sink unit, plumbing for automatic dishwasher, inset replica cloam oven.

Steps up to;

UTILITY ROOM

Double glazed window to the front, radiator, wall mounted gas central heating boiler, plumbing for automatic washing machine, built in cupboards, door to;

BATHROOM

Jacuzzi style bath, shower enclosure, fitted wash hand basin with units under, heated towel rail, high level WC, exposed Cornish stone walls, velux window.

From sitting room, stairs to first floor;

LANDING

High vaulted ceilings, wood flooring, doors to;

BEDROOM ONE

Double glazed window to the front, radiator, beams to ceiling, fitted wash hand basin, large built in wardrobe, ceiling light, two wall lights.

BEDROOM TWO

Original feature fireplace, double glazed window to the front, beams to vaulted ceiling, radiator, over bed storage, alcove with hanging rail.

BEDROOM THREE

Beams to the ceiling, double glazed window to the front, radiator, ceiling light.

CLOAKROOM

Low level WC, radiator, fitted wash hand basin.

SERVICES

Freehold tenure. Mains gas, water, electricity & drainage. Council tax band deleted. Property located within a conservation area. Full mobile signal with EE & O2. Superfast fibre broadband. No parking with the property – nearby car park within 100m. Note the neighbouring property is currently undergoing refurbishments as in planning application PA23/01094.







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