

CORNWALL ESTATES

PADSTOW



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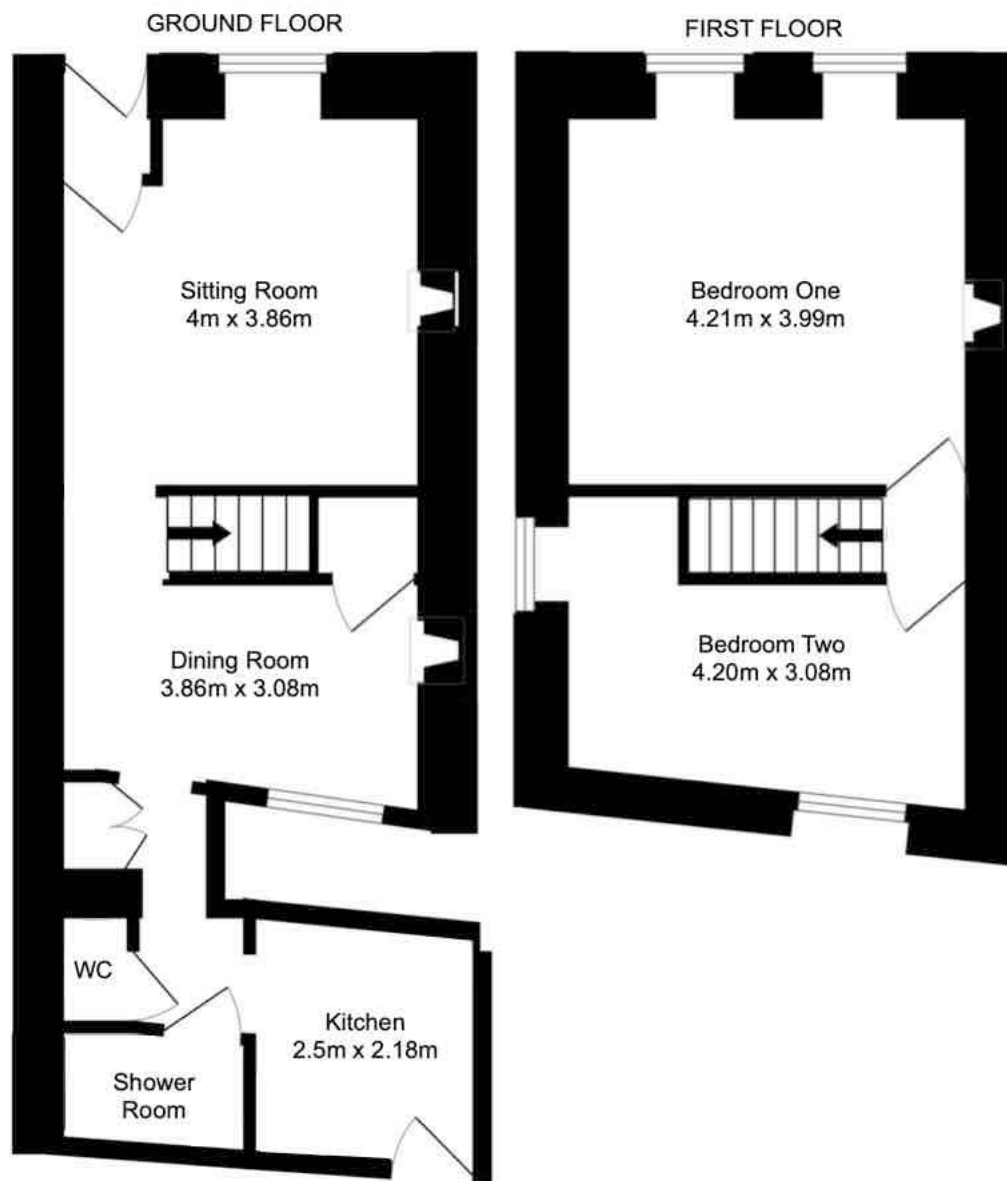
PADSTOW

MABLEY COTTAGE,
26 HIGH STREET,
PADSTOW, PL28 8BB

£538,995

- QUAINI COTTAGE
- PACKED WITH CHARACTER
- TWO BEDROOMS
- SUNNY COURTYARD
- OLD TOWN LOCATION
- IDEAL BOLT HOLE
- SUPERB LETTING POTENTIAL
- NO ONWARD CHAIN





OVERALL FLOOR AREA 60 square metres APPROX

Floorplan for illustrative purposes only and should not be relied upon. All measurements are approximate. No responsibility is taken for any error, omission or mis-statement.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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We are delighted to present Mabley Cottage, a quaint and charming cottage packed with traditional features, located within the sought after heart of Padstow's Old Town; offered with no onward chain.

Entering the cottage, you feel as if you are being greeted by an old friend. The thick walls radiate with the love and care of eight decades of family ownership, creating a home that is full of character.

The whitewashed walls of the bright living room frame a charming fireplace that houses a woodburning stove, the perfect focal point on a chilly Cornish night. It is easy to imagine days spent relaxing in front of the fire, or curled up on the charming window seat, watching the world go by. A separate dining room provides a cosy space for family meals, and benefits from another woodburning stove and a window onto the rear courtyard.

Passing the shower room and WC, you find the cottage kitchen, which is flooded with light from a large, central Velux window. This space has been thoughtfully refurbished and has a rear door that leads to your outside space. Stone steps lead from the back door to the sunny, elevated courtyard, a perfect place for dining or entertaining. Characterful stone walls enclose this pleasant area, creating a sheltered and private retreat.

Back inside, follow the stairs to the first floor, where you find two attractive bedrooms, both decorated using a coastal colour palette very fitting with the history of the cottage. A large double room sits to the front of the home, where light pours in through two shuttered windows, both with wide window seats enjoying a glorious rooftop view to the church. The second room is a cosy twin, with double aspect windows and a bright and cheerful feel.

Over the years, Mabley Cottage has served the current vendor as a cosy family home and also a successful holiday let; offering a healthy income and a beautiful bolt hole to start building your own memories of Padstow.

ACCOMMODATION

ENTRANCE

Stable door to:

PORCH

Ceiling light, coat hooks, glazed door to:

SITTING ROOM

Double glazed window to the front elevation with window seat and shutters, beams to ceiling, log burner with wooden mantle and slate hearth, ceiling light, electric radiator, open doorway to:

DINING ROOM

Single glazed window to the rear elevation, fireplace with inset log burner, ceiling light, stairs to first floor, under stairs storage, beams to ceiling, electric radiator, open doorway to:

INNER HALL

Storage cupboards, skylight, door to side giving access to small yard area, step up with doors to WC and shower room, open doorway to:

KITCHEN

Velux window, stable door to rear, strip light, electric radiator, base and wall units incorporating stainless steel sink unit, spaces for under counter fridge; oven; dishwasher and washing machine.

SHOWER ROOM

Tiled shower enclosure with electric shower, fitted wash hand basin, wall light, extractor fan.

CLOAKROOM

Wall light, extractor fan, low level WC.

Stairs to first floor;

LANDING

Ceiling light, doors to:

BEDROOM 1

Two double glazed windows to the front elevation with views to the church, feature fireplace, ceiling light, electric radiator.

BEDROOM 2

Double glazed windows to the rear and side elevations, electric radiator, ceiling light.

GARDEN

Steps up from the kitchen lead to a raised courtyard area with balustrade and walled boundaries, with planters and external lighting.

SERVICES / NOTES

Freehold tenure. Council tax band B. Mains electricity, water and drainage. Electric heating plus log burner. Fibre broadband, full mobile signal available. No parking included. Traditional stone and brick construction, pitched slate roof. Property located within a conservation area. 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.









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