

CORNWALL ESTATES

PADSTOW



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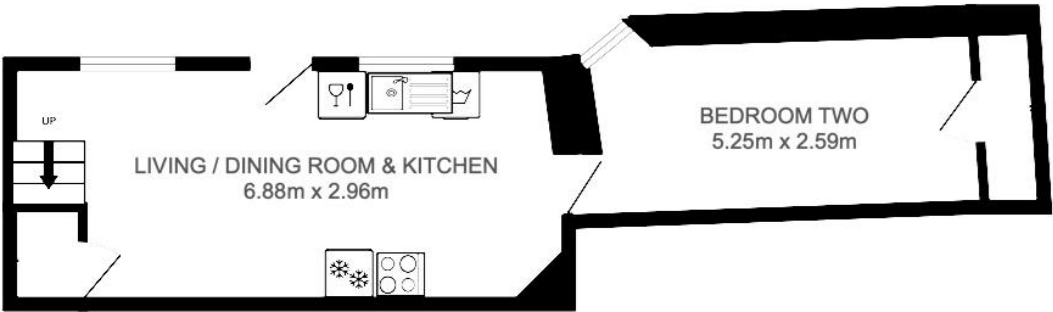
**Malt Cottage, Cross Street,
Padstow, PL28 8AT**

£395,000

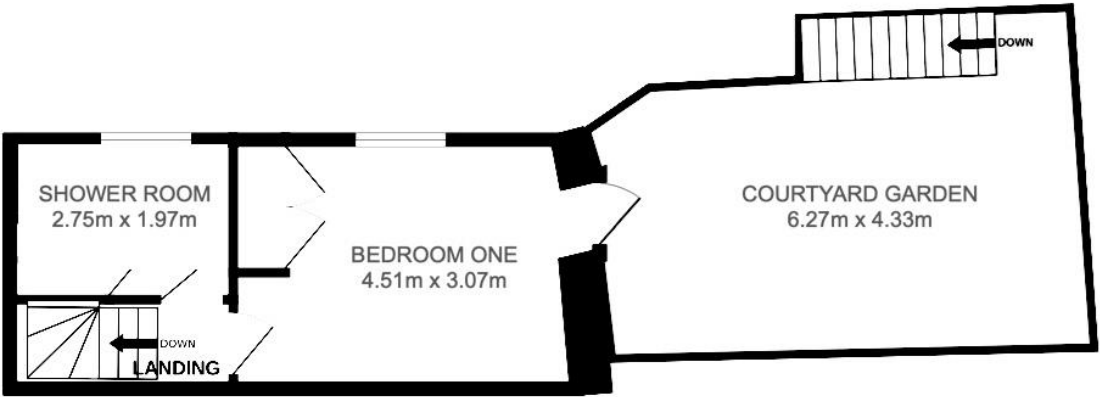
- Character cottage
- Two bedrooms
- Courtyard garden
- Tucked away location
- Established holiday let
- Modern interior
- Perfect 'bolt hole'



GROUND FLOOR 32.3 square metres (347 square foot) approx



FIRST FLOOR 21.5 square metres (231 square foot) approx



TOTAL FLOOR AREA 53.8 square metres (579 square foot) approx
all measurements are approximate, floorplan provided for illustrative purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	37 F	
1-20	G		

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Malt cottage occupies a tucked away location within the conservation area of Padstow old town. Currently used as a successful holiday let, the cottage offers the option to purchase fully furnished and equipped.

The cottage is in good order throughout and includes an open plan living space with modern kitchen incorporating a range of integrated appliances. There are two generously sized bedrooms, one on each floor, the main bedroom having a vaulted, beamed ceiling and a stable door leading to the sun terrace outside. The bathroom completes the accommodation with modern white suite and shower enclosure.

The outside space is private and enclosed and enjoys a sunny aspect. Access is given both via the cottage and via external steps to the side of the courtyard.

The location of the cottage provides a private and peaceful setting for those looking for a 'bolt hole' which is easy to maintain.

ACCOMMODATION

ENTRANCE

Part glazed stable door to;

OPEN PLAN LIVING / DINING ROOM & KITCHEN

Understairs cupboard, two windows to the front, radiator, ceiling spotlights, kitchen with a range of base & wall units incorporating a Belfast sink, built in electric oven and hob with extractor over, built in fridge, washing machine and dishwasher, Kardean flooring. Door to;

BEDROOM TWO

Window to the front, two ceiling lights, radiator, large storage cupboard with shelving.



Stairs to first floor;

LANDING

Doors to;

BATHROOM

Shower enclosure, heated towel rail, pedestal wash hand basin, low level WC, radiator, window to the front, access to loft space and high ceilings with beam. Built in airing cupboard housing hot water cylinder.

BEDROOM ONE

Window to the front, radiator, built in wardrobes, ceiling light, door to courtyard, vaulted, beamed ceiling.

COURTYARD GARDEN

Enclosed courtyard garden with access from bedroom one and steps leading down to the front.

EPC - F

HEATING & HOT WATER

Electric hot water system. Electric radiators.

BROADBAND

Standard broadband available.

MOBILE PHONE COVERAGE

Likely coverage with EE, Three and O2.

PARKING

No parking. The nearest public car park is located on the South Quay approximately 0.2miles.

RESTRICTIONS

The property is situated in a conservation area.







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