



CORNWALL ESTATES

PADSTOW

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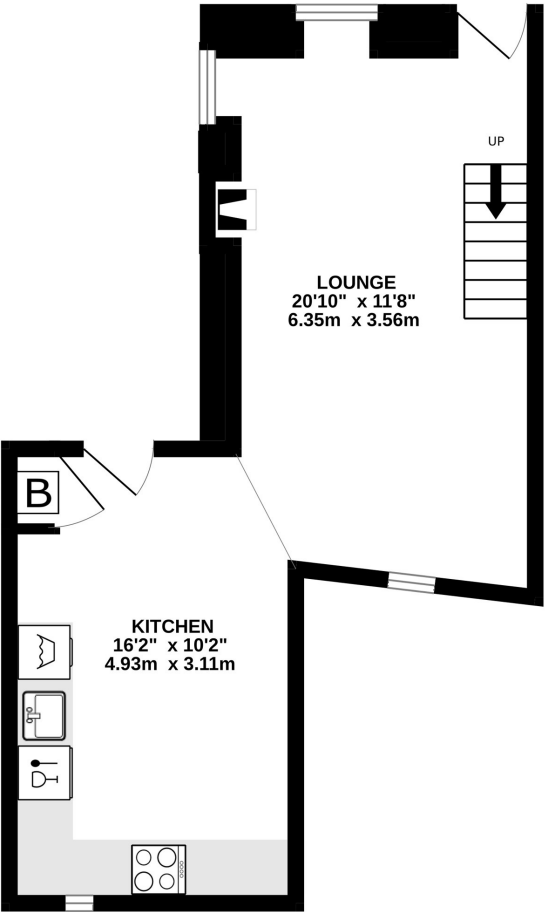
15 Hill Street, Padstow,
PL28 8EB

£575,000

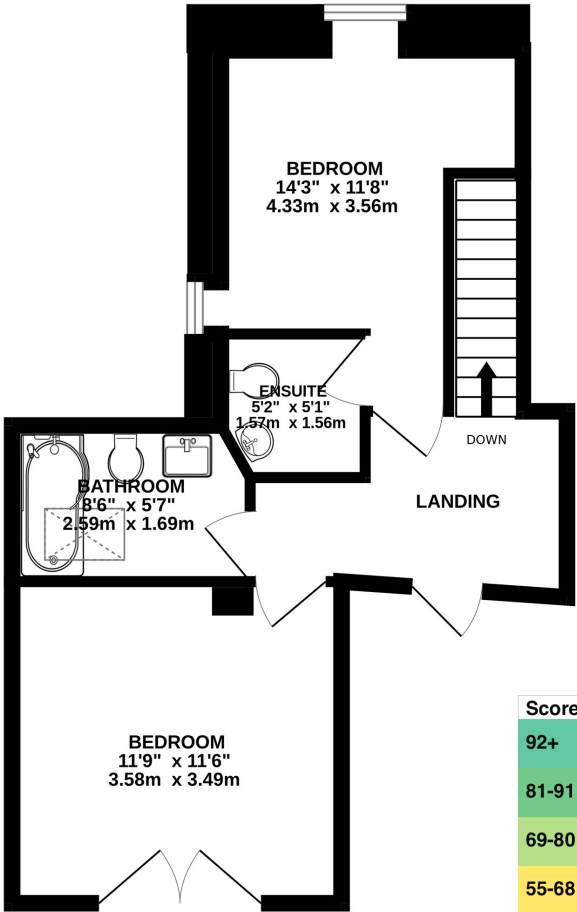
- Stunning Character Cottage
- Off Street Parking Space
- Extensively Refurbished
- Sunny Enclosed Gardens
- Excellent Condition
- Two Bedrooms, one en-suite
- Established Holiday Let
- Moments from the Town Centre



GROUND FLOOR
370 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A	70 C	86 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	70 C	86 B
1-20	G		

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Perched above the winding streets of Padstow, 15 Hill Street is an elegantly re-imagined Cornish cottage which offers a perfect blend of historic charm and contemporary comfort. Currently a very successful holiday let, this lovely property is an ideal lock up and leave retreat, just a few minutes' walk from the harbour and town centre.

The ground floor has been reconfigured to create a stylish living space, complete with a cosy log burner set within a slate heart, adding to the warmth and character of the room. Dual aspect windows and a timber staircase featuring glass risers create a light and airy feel, which is complemented by the interior décor. Flagstone flooring leads to the kitchen, accessed via a step bearing the 1878 date stone of the cottage which came from the property's original well, a reminder of the home's historic past. The kitchen is a generous size, with contemporary units and whitewashed walls creating a sunny, coastal feel, aided by two light tunnels which funnel daylight from above. A useful stable door leads to the parking space, and there is ample room for dining.



Follow the staircase to the first floor, where a hallway gives direct access to the rear garden, as well as the two bedrooms and family bathroom. A large, sunny bedroom sits to the rear of the house, with French doors that open onto a pretty, decked area and the garden beyond. The second bedroom is configured as a comfortable twin, and benefits from a vaulted ceiling that adds to the feeling of light and space. This bedroom features an ensuite WC, and there is an additional family bathroom, with modern, fresh tiling and shower over bath.

15 Hill Street has a superb, enclosed garden, with a decked area adjacent to the rear of the cottage, and a raised lawn leading to a useful garden outbuilding. This delightful garden is designed to make the most of the sun, whilst offering a private and secure space to relax.

This lovely cottage has recently undergone a comprehensive refurbishment scheme which included a new roof, ceilings and floors, the installation of gas, new plumbing, and electrics throughout, and a positive pressure ventilation system. The property's original flagstone flooring has been lovingly restored, and Karndean flooring laid through the remainder of the home.

ENTRANCE

Front entrance door to;

LIVING ROOM

Stairs to first floor, windows to the front, side and rear, radiator, slate flagstone flooring, log burner set on slate hearth, recessed spotlights, built in storage areas, step up to;

KITCHEN

Part glazed stable door to the front, a range of base & wall units incorporating a Belfast sink, built in dishwasher, built in oven with five ring gas hob, built in washing machine, integrated waste disposal unit. Radiator, recessed spotlights, two sun tunnels.

Stairs to first floor;

LANDING

Glazed door to the garden, recessed spotlights, electric fan unit, doors to;

BEDROOM ONE

Double glazed French doors to the garden, radiator, recessed spotlights.

BATHROOM

Panelled bath with shower over, low level WC, fitted wash hand basin set in unit, heated towel rail, part tiled walls, recessed spotlights, Velux window.

BEDROOM TWO

Double glazed windows to the front and side, beams to vaulted ceiling, ceiling pendant light, radiator, door to;

EN-SUITE

Low level WC, fitted wash hand basin, heated towel rail, part tiled walls, sun tunnel, recessed spotlights.

GARDEN

The garden is a sun trap, south facing and enclosed with high walls and timber fencing. The lower garden comprises a decked area with plenty of room for dining and lounging furniture. A few steps lead up to the lawned (artificial) garden with an established range of plants and shrubs. There is also a good-sized timber storage shed.

MATERIAL INFORMATION

Mains gas, water, electricity, drainage. Ultrafast broadband available. Broadband service with EE and O2. Council tax band deleted (business rated). Off street parking for one vehicle adjacent to the property.

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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