



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR76287575

Offers over £875,000

16 & 18 St Saviours Lane,
Padstow, Cornwall, PL28 8BD

FREEHOLD



An utterly charming, non-Listed period detached house occupying a quiet and much coveted location, facing south only moments from Padstow harbour and with quick and easy access to the South West Coast Path, the beaches and beautiful coastline. With spacious, 4 bedrooomed, 3 bath/shower roomed accommodation, in need of significant updating and refurbishment. This is a superlative opportunity to create an excellent coastal home in this highly regarded and sought after location.





SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, kitchen/dining room, double bedroom, en-suite bathroom. Separate family bath/shower room, 2 further bedrooms.

First Floor Galleried landing, living room, principal bedroom with dressing room and en-suite bathroom.

Outside Driveway parking for 1 vehicle. To the rear enclosed garden with broad sun terrace with steps descending to mature garden which is walled to one side with mature borders.

DESCRIPTION

Set on one of Padstow's most prestigious roads, 16 & 18 St Saviours Lane is situated towards the end of this no-through road with little passing traffic.

Offering spacious and well proportioned accommodation with enclosed south facing gardens with broad sun terrace and an outlook from the first floor over the harbour and across the estuary.



From the driveway, with parking space 1 vehicle a door opens into the entrance hall with a door on the left opening to the large open-plan kitchen/dining room with doors and windows overlooking the south facing sun terrace with good sized kitchen area and space for large dining room table and chairs. Also on the ground floor is a double bedroom with en-suite bathroom, again with double doors to the rear garden, two further bedrooms and a family shower room.

On the first floor is the vaulted ceilinged living room with fireplace, exposed beams and two windows with views towards the estuary. To complete the accommodation on the first floor is the principal bedroom suite which enjoys the best of the views on offer, with double doors opening onto Juliet balcony with views over the south facing garden, Padstow harbour and across the estuary and miles of countryside beyond. There is also an en-suite bathroom as well as a dressing room.

The accommodation, which is now in need of modernisation and updating offers huge scope for improvement, on this highly sought after road only moments from the harbour, the South West Coast Path and the nearby beaches.

LOCATION

16 & 18 St Saviours Lane is situated in the heart of Padstow fishing village, only a short stroll down the hill to the picturesque harbour and with very quick and easy access onto the South West Coast Path and the surrounding coastline. The village of Padstow offers an

excellent range of local shops and national retailers catering for day to day needs together with an ever expanding array of pubs and restaurants including The Rick Stein's Seafood Restaurant and cookery school, Paul Ainsworth's No 6 and Rojano's – all of which are set amongst the quaint narrow streets and fisherman's cottages.

On the opposite side of the Camel estuary lies the village of Rock, the two being connected by a passenger boat ferry which crosses the estuary from Padstow harbour. The eastern side of the estuary has long sandy beaches and Padstow offers a fine centre for dinghy sailing with its sheltered harbour providing landing and mooring facilities for small crafts of all types.

Padstow still has an active fishing fleet and on both sides of the estuary the village has easy access to the stunning sandy beaches with some of the best surfing in the county at locations such as Polzeath, Trevone, Harlyn and Constantine Bay. There is a championship golf course at Trevose and a further course across the estuary at St Enodoc. There are some superb walks along the estuary following the Camel Trail and The Saints' Way.



The nearest main town is at Wadebridge at the head of the estuary's waters, and from there swift access can be gained into the town of Bodmin which has a mainline railway station connecting direct to London Paddington and Bodmin. Bodmin also has good access onto the A30, the county's main arterial road that connects to Exeter and beyond. Only a short drive away is Cornwall Airport Newquay with an ever expanding array of both national and international destinations.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

From the driveway, the front door opens into:-

ENTRANCE HALL With doors into kitchen/dining room, timber and glazed door opening to the rear garden, two double bedrooms and a family bath/shower room.

KITCHEN / DINING ROOM With large timber window overlooking the rear garden with further door out, plus smaller window to the front elevation with deep sill. Fitted kitchen with black granite effect worktops with overmounted 1½ bowl sink and drainer with hot and cold mixer tap, large storage space and matching wall units. To one end a large open fireplace with granite surround with large timber mantel. Space for large dining room table and chairs.



BEDROOM 2 With uPVC double glazed windows overlooking the sun terrace and garden, built-in wardrobe and door opening into:-



EN-SUITE BATHROOM UPVC double glazed window and double doors opening into the garden, low flush wc, wash hand basin mounted on pedestal with hot and cold taps. Large panelled bath with hot and cold taps. Airing cupboard housing the hot water tank.

BEDROOM 3 With timber double glazed doors opening to the rear garden with further timber window overlooking the garden. Built-in wardrobe.

BEDROOM 4 With window overlooking the driveway.

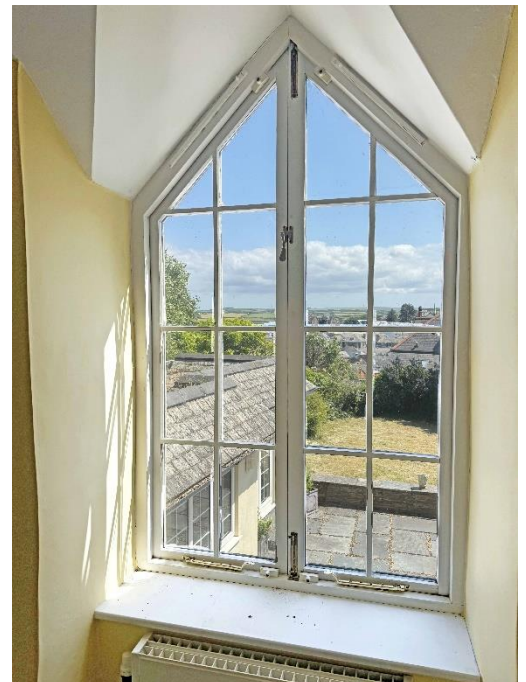
FAMILY SHOWER ROOM Timber double glazed window overlooking the rear garden, low flush wc, wall mounted wash hand basin with hot and cold taps. Corner shower cubicle.



FIRST FLOOR

GALLERIED LANDING With protruding half box bay with double glazed timber windows overlooking mature woodland and fields beyond. Doors into living room and principal suite.

LIVING ROOM A large, light space with exposed white painted beams and vaulted ceiling with window to the front elevation overlooking mature woodland and to the rear views over the enclosed garden, over Padstow, the intertidal estuary and countryside beyond. Large open fire with slate hearth and slate and timber surrounds.



PRINCIPAL BEDROOM SUITE With timber double glazed window and double doors with Juliet balcony overlooking the enclosed garden, Padstow and the intertidal estuary with the rolling countryside in the distance. Door into:-

DRESSING ROOM With timber double glazed window and small porthole double glazed window to the front overlooking mature woodland.

EN-SUITE BATHROOM With timber double glazed windows overlooking the garden and the estuary beyond. Low flush wc, wash hand basin mounted on vanity unit with storage cupboard below. Large panelled bath with hot and cold mixer taps, heated towel rail.



OUTSIDE

To the front, brick paviour driveway parking for 1 vehicle. To the rear a broad and deep south facing slate sun terrace with views over Padstow to the countryside beyond and steps descending to a level lawn with mature specimen trees and plants with storage shed to one end.





GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE PL28 8BD.

SERVICES Mains water, drainage, electricity and gas.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1800 Mbps download speed. 220 Mbps upload speed.

COUNCIL TAX BAND D (see www.mycounciltax.org.uk).

DIRECTIONS Head into Padstow on the A389 passing the Tesco Superstore and continuing down the road on the sweeping left hand bend and as you start to ascend the

hill, turn right onto the B3276 where after a short distance take the left hand turn onto Tregirls Lane and take the second right hand turning onto Fentonluna Lane. Continue along this road where the turning to St Saviours Lane can be found after a short distance on the left hand side and number 16 & 18 are towards the end on the right hand side.

AGENT'S NOTE 1 The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

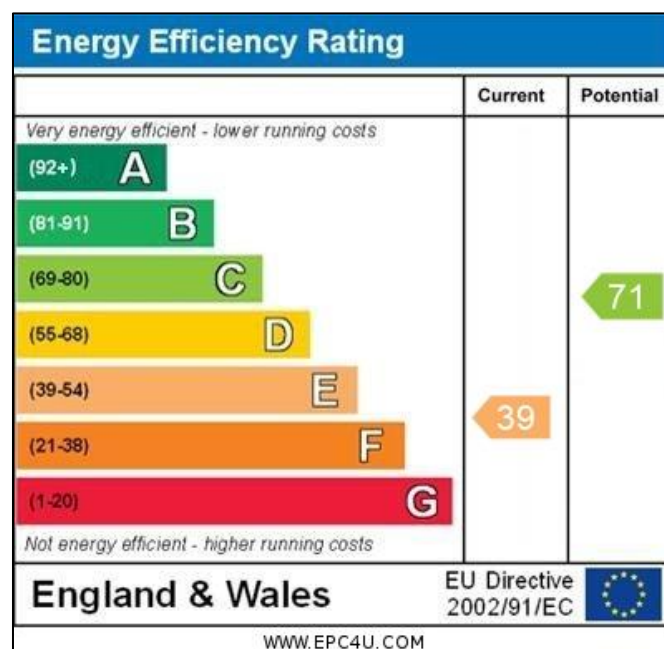
AGENT'S NOTE 2 It should be noted that 16 & 18 St Saviours Lane are on two separate Titles. 16 & 18 St Saviours Lane are being sold as a whole, exchange of contracts will take place simultaneously on both 16 & 18 with completion in the normal manner thereafter. These Title Plans can be provided upon request.

As shown on the Promap, the property owns the path alongside which the property known as 36 Duke Street, Padstow has a right to pass and repass, however by convention is used by the public to gain access onto St Saviours Lane and onto the adjoining South West Coast Path. For more information please speak to Lillicrap Chilcott.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

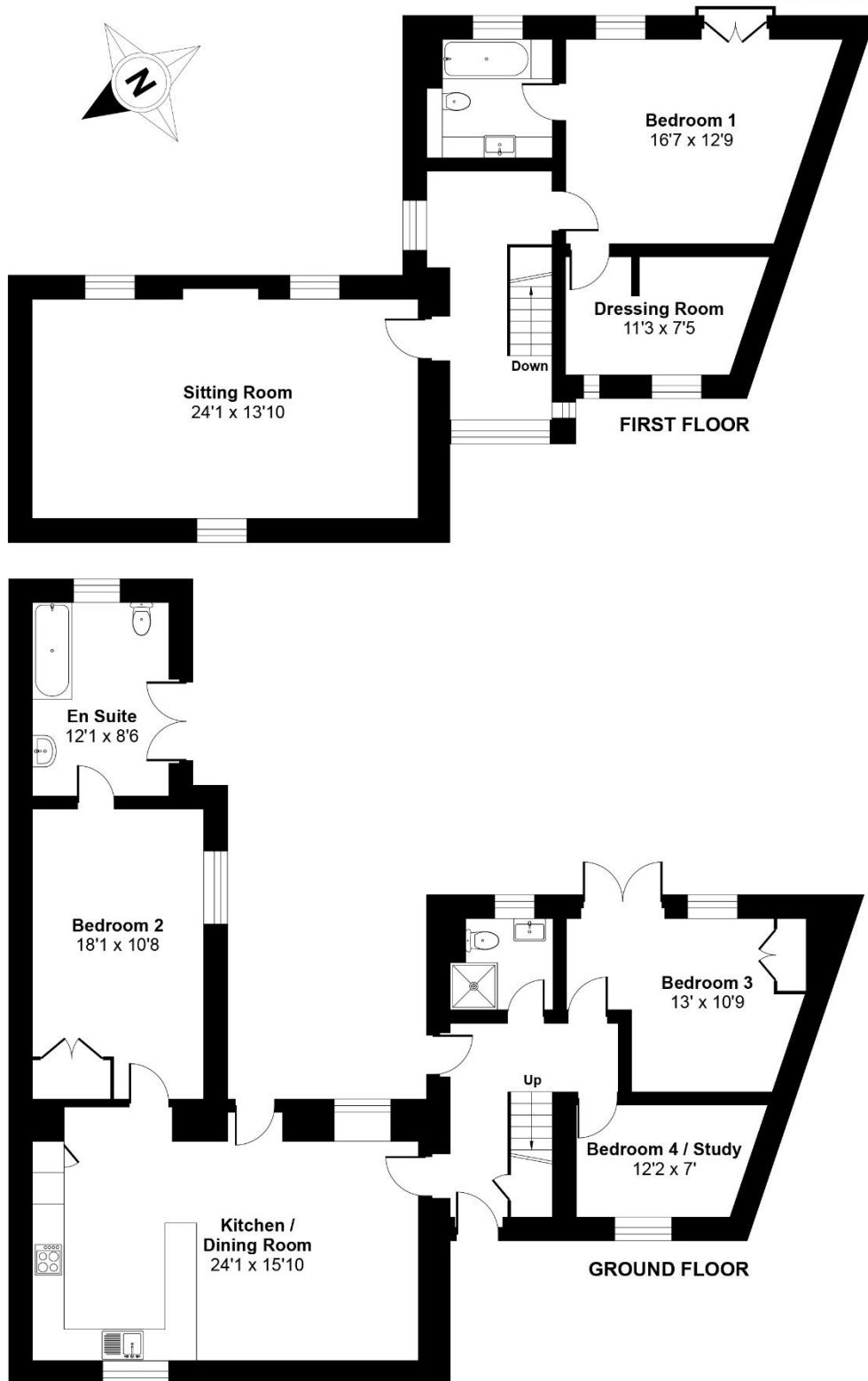


Not to scale – for identification purposes only.

16 & 18 St. Saviours Lane, Padstow

Approximate Area = 1887 sq ft / 175.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lillcrap Chilcott. REF: 1306207

For information only, not to form any part of a sales contract.

