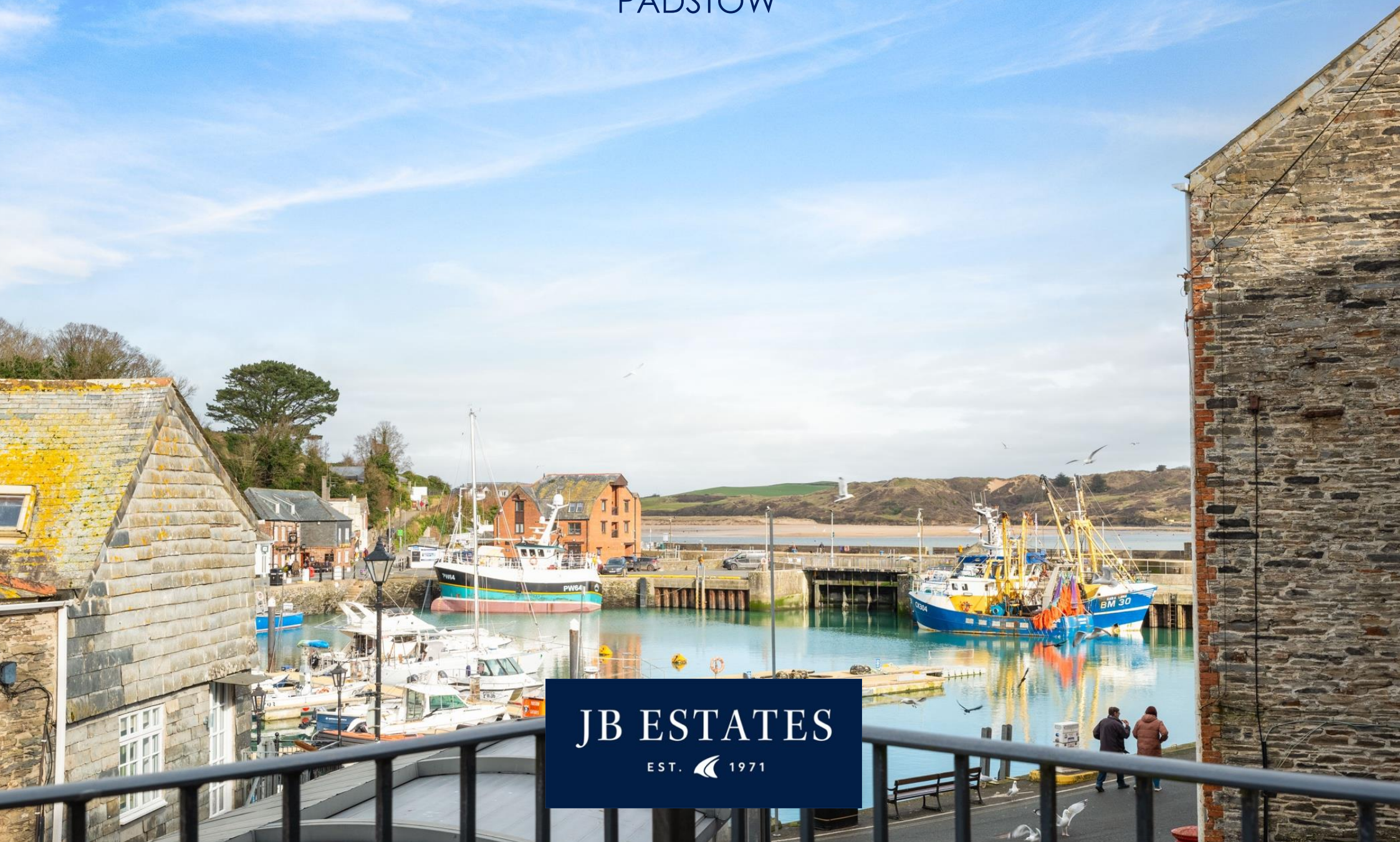


1 & 2 STRAND HOUSE

PADSTOW



JB ESTATES

EST. 1971

1 STRAND HOUSE

Padstow, PL28 8BU

These two versatile and extremely well-presented 1-bedroom apartments are located in the heart of Padstow, just moments from the harbour. 1 Strand House is a light-filled coastal apartment with far-reaching harbour and estuary views from all the principal rooms. Located in the heart of Padstow's Quay, this bijou bolthole is currently a successful holiday let. EPC Band D.

54.9 sq.m (590.8 sq. ft)

- Open plan living/kitchen/dining room with patio doors opening out onto the balcony.
- Sea facing balcony with harbour and Camel Estuary views, perfect for watching the fishing boats coming in & out of the harbour.
- Large double bedroom with harbour views and en-suite shower room.
- Located seconds from Padstow's Quay and its renowned eateries and shops.
- A successful holiday let with Shore Stays.
- Shared rear access with next door apartment, No 2 Strand House
- Public car park located 120 yards from property
- Services - mains water, electricity & drainage.

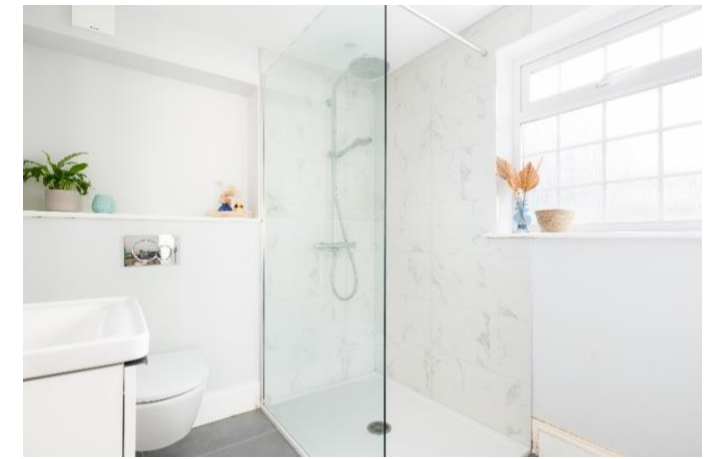
Approx. distances by car: Rock 14.4 miles, Polzeath 15.3 miles, Wadebridge 8.1 miles, Harlyn Bay 4.3 miles, Bodmin Parkway 19.4 miles, Newquay Airport 9.3 miles, Truro 24.3 miles.

Viewings by appointment only

GUIDE PRICE (both flats): £650,000

LEASEHOLD - 988y remaining.







LOCATION

Padstow is a picturesque fishing port renowned for its culinary scene, thanks to celebrity chef Rick Stein who has several restaurants here and more recently, by Paul Ainsworth's No 6 restaurant. Situated on the Camel Estuary, this vibrant working harbour has been in use since 2,500 BC and today Padstow is home to many restaurants, cosy tearooms, bistros, welcoming pubs, local shops & galleries, making it a must-see foodie destination and tourist attraction! The area is rich in natural beauty including Stepper Point, and wonderful golden sandy beaches to explore such as St George's Cove, Tregirls beach (Hawkers Cove) and Butterhole, as well as the glorious 7-Bays that lie between Padstow and Newquay. From Padstow there are many scenic walks out to Stepper Point, including the start of the Saints Way that crosses mid Cornwall to Fowey on the south coast. Padstow is also the end point of the Camel Trail, a fantastic bridleway, cycling and walking footpath that travels along the river Camel and passes through Wadebridge to Bodmin. There is a regular foot ferry across the estuary to Rock where you can pick up the Southwest Coast Path to Daymer Bay, Polzeath and beyond. Most everyday shopping requirements can be met in Padstow, but Wadebridge's market town is only eight miles distant.



Harlyn Bay



Stepper Point



Rock & The Camel Estuary



Hawkers Cove



Daymer Bay



2 STRAND HOUSE

Padstow, PL28 8BU

A low-maintenance 1-bedroom apartment located in the heart of Padstow with a sun-drenched roof-top terrace. Set on the first floor, the apartment benefits from views across the harbour & Quay from both the terrace and all the principal rooms. EPC Band D. 40.4 sq. m (435 sq.ft)

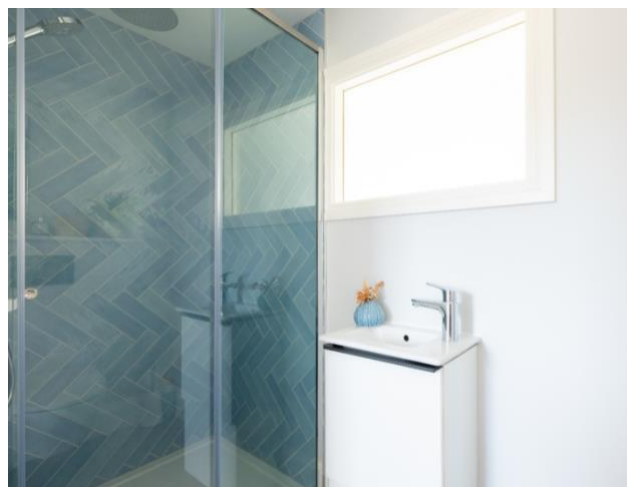
- A top-floor apartment with vaulted ceilings and flooded with natural light.
- Open-plan kitchen/living room with skylights and a breakfast bar.
- Large double bedroom with an en-suite shower room and patio doors out to the terrace.
- Generous roof-top terrace enjoying views across the Quay and harbour as well as protection from the elements.
- Located just steps from Padstow's Quayside, popular restaurant and cafés.
- Currently a successful holiday let with Shore Stays.
- Accessed via rear entrance hall shared with 1 Strand House.

Approx. distances by car: Rock 14.4 miles, Polzeath 15.3 miles, Wadebridge 8.1 miles, Harlyn Bay 4.3 miles, Bodmin Parkway 19.4 miles, Newquay Airport 9.3 miles, Truro 24.3 miles.

Viewings by appointment only

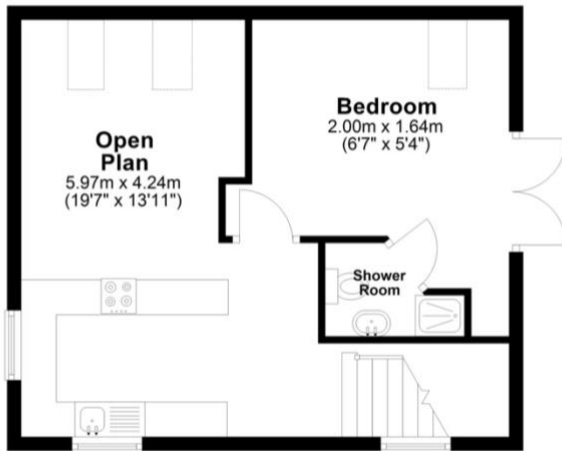
Guide Price for both flats: £695,000

LEASEHOLD - 988y remaining.





Strand 2 - First Floor
Approx. 40.4 sq. m (430.0 sq. ft)



Ground Floor
Approx. 54.9 sq. metres (590.8 sq. feet)



Strand 1 - Ground Floor
Approx. 54.9 sq. m (590.8 sq. ft)

These floorplans & measurements are approximate, not to scale and are for illustrative purposes only.



*Building insurance contribution circa £583 pa.

