
CORNWALL ESTATES
PADSTOW



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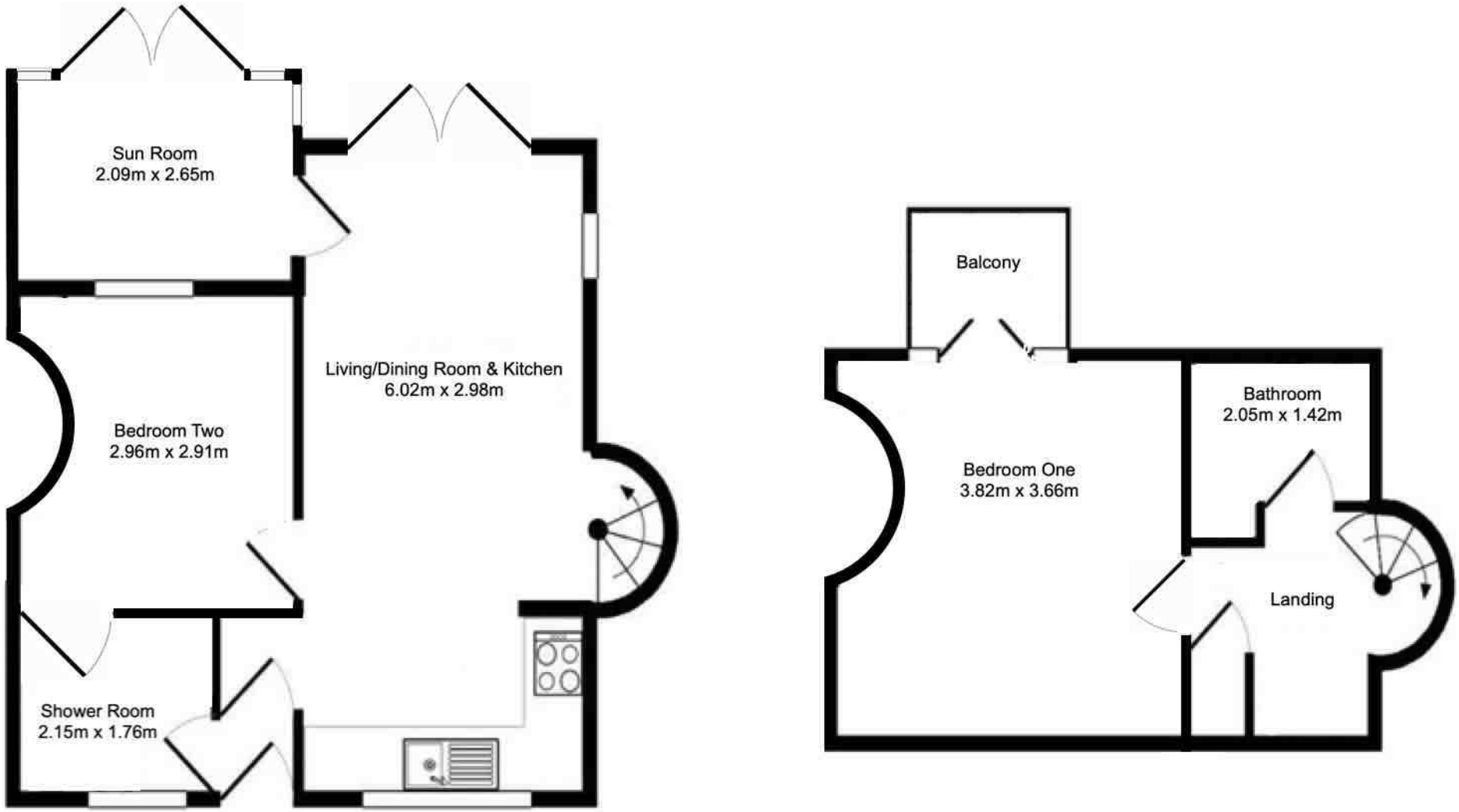
PADSTOW

2 Saints Way, Little Petherick, PL27 7QT

£289,950

- CREEKSIDE PROPERTY
- TWO BEDROOMS
- BALCONY
- DECKED GARDEN
- SUN ROOM
- PARKING FOR TWO CARS
- WATER VIEWS

The Property Ombudsman



Overall Floor Area 61 square metres
Floorplan for illustrative purposes only. Not drawn to scale.

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The aptly named Waterside Cottage sits right alongside Little Petherick Creek, whose tidal waters ebb and flow throughout the day, creating a beautiful backdrop to life by the water.

This pretty cottage features a bright, open plan living area with a modern kitchen and dining space to the front of the property, creating a wonderful seating area with lovely views of the creek to the rear. Large, double doors open out onto a spacious terrace, where natural beauty and wildlife surrounds you as you sip your morning coffee. This wonderful outside space is the perfect spot for summer BBQ's or evening entertaining and offers direct access to the water via a gate, ideal for keen paddle boarders. A bonus sunroom offers all-weather river views and serves as a cosy hide for bird watching and relaxing.

The ground floor of the cottage is completed by a bright twin bedroom and useful shower room, both in good decorative order throughout. A spiral staircase takes you to the first floor, where you find the spacious master bedroom and bathroom. The master bedroom is a tranquil retreat, complete with a balcony that takes in those stunning river views and the countryside beyond. The bathroom is fully tiled and benefits from a velux window which floods the room with light.

Waterside Cottage is located in the village of Little Petherick which sits on the Saints Way, a scenic walking route which meanders alongside the creek into the beautiful harbour town of Padstow. The village of Little Petherick is a short drive from both Padstow and Wadebridge, both of which have an abundance of shops and restaurants, as well as vital amenities.

Waterside Cottage is five miles from the A30, and eleven miles from Newquay Airport, perfectly positioned for a holiday bolt-hole or idyllic escape.

MATERIAL INFORMATION

EPC – D. Council tax band deleted. Ultrafast broadband available. Good mobile reception with Vodafone and EE. Parking for two cars. The public right of way along the road at the front of the property leads to the Saints Way. The risk of surface water flooding is very low. The risk of river water flooding is high.

























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