

33 Duke Street

PADSTOW



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ESTATE AGENTS





- **Located in the Old Part of Padstow Town**
- **Stylish & Contemporary Cottage arranged over Three Storeys**
- **Three Bedrooms/Three Modern Bathrooms**
- **Bespoke Handcrafted Kitchen & Separate Dining Room**
- **Bespoke Touches at Every Turn**
- **Exposed Stonework, Timber Beams & Coastal Styling**
- **Small Rear Courtyard**
- **Situated Yards from the Vibrant Harbour, Shops, Cafés & Restaurants**

Located in the highly desirable Old Town area of Padstow, just yards from the colour, energy and atmosphere of the vibrant harbour, 33 Duke Street is a stylish and beautifully presented three-bedroom traditional cottage. Arranged across three storeys, the property offers uniquely designed accommodation filled with bespoke touches, original character and a calm, contemporary coastal ambience.

Sympathetically restored and modernised, the cottage combines exposed stonework, substantial timber beams, painted joinery and natural wooden flooring with a soft, neutral palette and carefully chosen coastal styling.

The accommodation begins with an entrance hall leading into the cosy and inviting living room. Whitewashed timber flooring

complements the exposed structural timbers, while a recessed fireplace with a substantial timber mantel forms an attractive focal point. Built-in shelving provides useful storage and display space, with a window seat introducing further charm and character.

The kitchen is equally distinctive, fitted with a range of whitewashed, handcrafted cabinets and drawers beneath light work surfaces. Appliances include a ceramic sink, ceramic hob, electric oven and freestanding fridge, dishwasher and washing machine. Cleverly arranged steps lead down to a charming dining area with built-in bench seating and a substantial timber table. This intimate and sociable space is ideal for family meals and entertaining, with built-in cupboards providing additional storage. A stable door leads from the kitchen to the small enclosed rear courtyard, providing sufficient space for a compact table and chairs—an appealing place to enjoy a morning coffee or evening drink. Prospective purchasers should note that the courtyard incorporates shared pedestrian access from Barry's Lane for neighbouring properties.

Rising through the centre of the cottage, the staircase is a feature in its own right, with exposed stone walls, painted balustrades, striped carpeting and an upper landing with a delightful window

33 Street, Padstow, PL28 8AD

£525,000 guide



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seat. The first half landing provides access to a chic contemporary bathroom and the first of the three bedrooms. The bathroom is fitted with a traditional panelled bath, pedestal washbasin and WC, complemented by period-style fittings.

The first floor is home to a beautifully presented second bedroom with an elegant metal bedstead, wooden flooring and a generous window with fitted seating beneath. This room also benefits from its own modern en-suite shower room. Occupying the uppermost floor is the principal bedroom, a spacious and characterful retreat beneath gently sloping ceilings. Built-in wardrobes provide valuable storage, while a stylish private en-suite shower room completes the accommodation.

Blending an exceptional Old Town position with individuality, character and thoughtfully arranged living space, 33 Duke Street would make an appealing permanent home, coastal retreat or holiday investment within moments of Padstow's celebrated harbour, restaurants, shops and cafés. Services to the property include mains water, gas, electricity and drainage. EPC rating D. Council tax band C. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile connectivity.

The historic and picturesque fishing town of Padstow occupies an enviable position on the North Cornish coast and offers an extensive selection of independent shops, cafés, traditional public houses and highly regarded restaurants. Among its best-known culinary destinations are Paul Ainsworth at No.6, which retains a Michelin star, the relaxed seafood restaurant Prawn on the Lawn and Rick Stein's celebrated flagship Seafood Restaurant. Michelin Guide, Prawn on the Lawn, The Seafood Restaurant Surrounded by an Area of Outstanding Natural Beauty, Padstow is within approximately two to four miles of numerous sandy beaches, while the championship golf course at Trevose is also readily accessible. The town provides a supermarket and well-regarded primary school, together with a wide variety of everyday amenities.

For more extensive shopping and leisure facilities, the thriving market town of Wadebridge is approximately seven miles away and offers a varied selection of shops, supermarkets, schools, a cinema and sports centre. Bodmin Parkway, approximately 20 miles distant, provides mainline rail services, while Cornwall Airport Newquay is approximately 14 miles away.

To find 33 Duke Street, drive towards Padstow on the A389. Follow the road round the outskirts of the town passing the fire station and main carpark. Drive down Church Street passing the church along the way. Continue down Church Street as it becomes Duke Street and 33 Duke Street can be found along on the right hand side. The postcode for satellite navigation is PL28 8AD. What3words: thinking.dots.croutons

