

30 Duke Street

PADSTOW



Jackie Stanley
ESTATE AGENTS





- **Located in the Old Part of Padstow Town**
- **Hugely Versatile & Deceptively Spacious Accommodation of Over 2,400 Square Feet**
- **Four/Five Double Bedrooms**
- **Two/Three Reception Rooms**
- **Retail/Gallery/Commercial Shopfront**
- **Far Reaching View Across the Rooftops to the Camel Estuary**
- **Private & Beautifully Landscaped Garden**
- **Situated Yards from the Vibrant Harbour, Shops, Cafés & Restaurants of Picturesque Padstow**

Located in the desirable old town area of Padstow just yards from the hustle and bustle of the vibrant harbourside, is this distinguished four/five bedroom residence of unexpected proportions and immense versatility.

With over 2,400 square feet, 30 Duke Street slowly reveals itself throughout the unique arrangement of beautifully presented and adaptable mixed use accommodation.

Noteworthy features include elegant Douglas Fir framed glazed extension crafted by Carpenter Oak, engineered Ash floors, Delabole slate floors and detailing, a bespoke two sided wood burner, bi-fold

doors, high vaulted ceilings and beams, reclaimed Gothic and Georgian doors, antique door furniture and a bespoke kitchen with stainless steel commercial style work surfaces.

Our client has slowly and carefully restored and extended the house during their ownership. The accommodation briefly comprises a multi levelled living space to the rear of the building, overlooking the landscaped garden. Two separate and distinctive reception rooms lead from the bespoke kitchen. The same floor is home to a boot room, cloakroom and elegant master bedroom complete with en-suite bathroom, walk-in wardrobe and stunning vaulted ceiling.

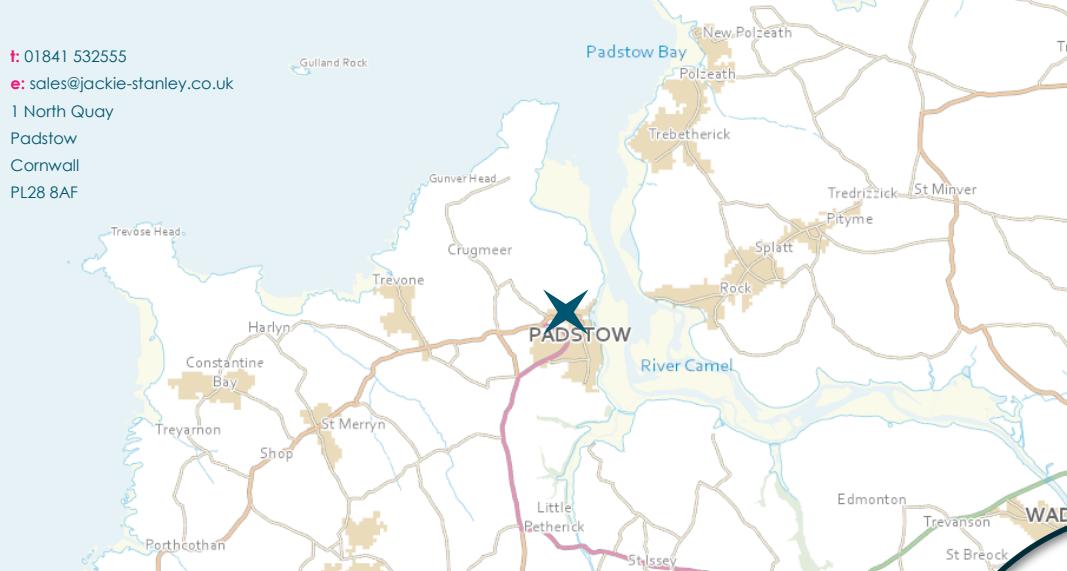
To the front of the building is a large double bedroom, currently utilised as a painting studio with pleasant views of the rooftops of old town Padstow. Descending the impressive central staircase to the first floor, one will find another versatile room - currently a dining room, which would equally serve as a large bedroom or living room.

On the same floor there is a further double bedroom, a stylish shower room and a large lobby that would easily convert to create a fifth double bedroom or spacious house bathroom. The ground floor is home to the gallery shopfront, south facing with a lovely

30 Duke Street, Padstow, PL28 8AB

£1,200,000





large display window for our clients work and that of other contemporary artists, with scope to adapt or separate from the residential accommodation above.

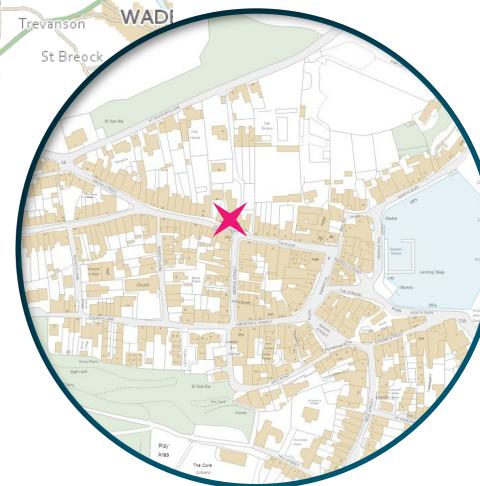
The enchanting mature garden encircles the rear of the house, defined by Delabole slate-clad garden walls with numerous low-maintenance beds filled with lavender, fruit trees, roses and a wide range of unusual shrubs. The garden comprises private terraced areas with spaces for a table and chairs for al fresco dining. Positioned at the top of the garden is an Arbour, perfectly positioned to enjoy the far reaching views of the Camel Estuary beyond. A footpath from the back of the garden leads to the Estuary and beaches or indeed the vibrant harbour below. Services to the property include mains water, gas, electricity and drainage. EPC ratings F and C. Council tax band A. Ratable value approx. £9,106. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile connectivity.

Located in the heart of the conservation area just yards from the vibrant harbour, quaint shops, cafes and restaurants of picturesque Padstow, we at Jackie Stanley highly recommend an internal viewing of this deceptively large and versatile multiuse residence.

Available by separate negotiation and located on South Quay is a leasehold light industrial unit with three phase electrical supply, water supply and parking for two vehicles.

The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Stein's esteemed Seafood restaurant. An area of outstanding natural beauty, there are an abundance of sandy beaches within 2 to 4 miles as well as the championship golf course at Trevose. The town also has a supermarket and excellent Primary School. The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay approximately 14 miles away.

To find 30 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 30 Duke Street, The Padstow Studio, can be found along on the left hand side. The postcode for satellite navigation is PL28 8AB.



GROUND FLOOR
235 sq.ft. (21.9 sq.m.) approx.

SHOP
17'9" x 14'9"
5.40m x 4.50m

1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.

RECEPTION/BEDROOM 4
15'10" x 15'10"
4.83m x 4.83m

2ND FLOOR
1446 sq.ft. (134.3 sq.m.) approx.

STUDIO/BEDROOM 3
15'10" x 15'10"
4.83m x 4.83m

LANDING

BEDROOM 1
16'1" x 10'9"
4.90m x 3.28m

WARDROBE

ENSUITE
7'1" x 6'6"
2.15m x 1.97m

KITCHEN
18'4" x 14'7"
5.59m x 4.44m

SNUG
20'10" x 9'10"
6.36m x 3.00m

WC
2.83m x 1.25m

BOOT ROOM
15'0" x 6'1"
4.57m x 1.85m

SITTING ROOM
19'10" x 16'1"
6.04m x 4.90m

TOTAL FLOOR AREA : 2401 sq.ft. (223.1 sq.m.) approx.