

The Old Coach House

STAGS

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Treator, Padstow, PL28 8RU

Padstow 1 Mile - Trevone 1 Miles - Wadebridge 7.5 Miles

A beautifully presented three bedroom house with an attached three bedroom annexe between Padstow and Trevone.

- Substantial Three Bedroom House
- Sought After Location
- Countryside Views
- Ample Private Parking
- Freehold
- Attached Three Bedroom Annexe
- Between Padstow And Trevone
- Generous Rear Garden
- Outbuildings
- Council Tax Band: E

Guide Price £895,000

SITUATION

The Old Coach House is situated on the outskirts of the historic and picturesque fishing town of Padstow and approximately 1 mile from Trevone. Padstow offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, seafood bar Prawn On The Lawn, and of course Rick Steins esteemed Seafood restaurant. Traditionally a fishing port, Padstow is also a popular tourist destination where many enjoy exploring the harbour front and Camel Trail link to Wadebridge. The Seven Bays sandy beaches are nearby and are a haven for surfing and other water sports. Wadebridge is within 7.5 miles and on the river Camel, which offers a fine selection of shops and amenities including a sports centre, cinema, primary and secondary school and a selection of supermarkets.

DESCRIPTION

A spacious detached red brick property comprising a three-bedroom house and attached three-bedroom annexe, set within a generous plot enjoying countryside views. Benefits include ample private parking, a large garage/workshop and shed. A shepherd's hut is also available by separate negotiation.







THE PROPERTY

The main house features an entrance hallway, a generous sitting room with feature fireplace and log-burning stove, conservatory, bar/snug and home office leading to a boot room/utility and cloakroom. The kitchen offers a range of base and wall units, built-in dishwasher and space for further appliances, opening into the dining room. A soundproof door provides internal access to the annexe.

Upstairs are three double bedrooms and a family bathroom. The principal bedroom benefits from built-in wardrobes, a dressing area and space for an additional single bed, whilst bedrooms two and three also have built-in wardrobes.

The annexe has its own entrance and comprises three bedrooms, two doubles and a single, together with a bathroom. Stairs lead to an open-plan kitchen/sitting/dining room with vaulted ceilings and double doors opening onto a balcony enjoying garden and countryside views. The kitchen is fitted with a range of units and integrated appliances, including an oven, gas hob, dishwasher, fridge/freezer and washing machine.

OUTSIDE

The property is approached via a generous brick-paved driveway with two vehicular access points, providing ample private parking. The driveway extends alongside the house and garden. The sizeable rear garden is predominantly laid to lawn, with several gravelled and paved seating areas, a large garage/workshop and a useful shed.

SERVICES

Mains electricity and water. Oil fired central heating and private drainage via a cesspit. Broadband availability: Ultrafast. Mobile Phone Coverage: Good outdoor and in home. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendor's appointed agents Stags, Wadebridge 01208 222333.

DIRECTIONS

What3Words: ///inclines.divided.cubes



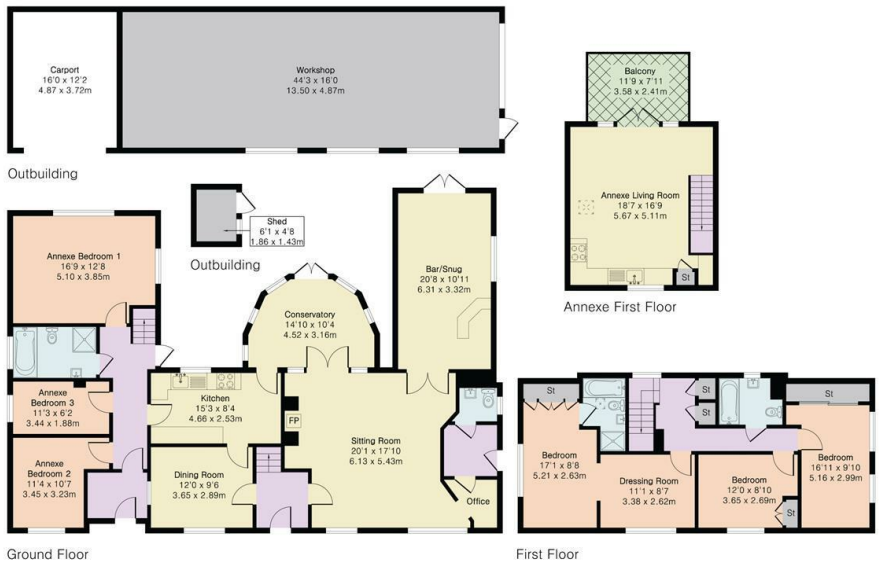




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Approximate Gross Internal Area 2721 sq ft - 252 sq m
(Excluding Outbuildings)
Ground Floor Area 1705 sq ft – 158 sq m
First Floor Area 1016 sq ft – 94 sq m
Outbuildings Area 736 sq ft – 68 sq m

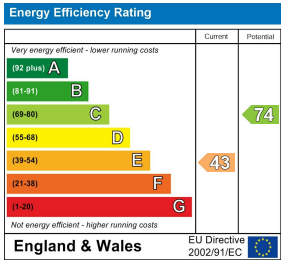


PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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