



# Grove House

PADSTOW



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- **Located in the Desirable Old Town of Padstow Yards from the Quayside**
- **Elegant Double Fronted Period Home with Striking Kerb Appeal**
- **Four Bedrooms & Two Modern Bathrooms**
- **Sash Windows & Wood Burning Stove**
- **Beautifully Presented Accommodation**
- **Private Rear Garden**
- **Proven Successful Holiday Let with Strong Rental History**

Tucked away just moments from Padstow's vibrant harbour and atmospheric streets, Grove House is an exquisite period property of rare originality and charm. Double fronted and immediately striking, this elegant four-bedroom home showcases a wealth of character features from graceful sash windows and exposed original floorboards to the welcoming glow of a wood-burning stove.

With front and rear outside space, two bathrooms and generous living spaces, Grove House offers an enviable lifestyle in one of Cornwall's most desirable locations.

The beautifully presented galley kitchen is thoughtfully designed with integrated appliances, leading to a light-filled dining room where French doors open to the rear garden. Two elegant reception rooms

provide versatility: one centred around a wood-burning stove for cosy evenings, the other perfectly placed for entertaining.

Every room radiates individuality and authenticity, with period detailing and original features preserved throughout. The ground floor also offers a large double bedroom and a stylish family shower room, providing flexibility for guests.

Upstairs, the charm continues with three further bedrooms, each bathed in light from the sash windows and enriched by the patina of the original floorboards. An elegant family bathroom completes this floor, blending comfort with character.

At the rear, an unexpectedly spacious enclosed garden offers privacy and sunshine in equal measure – an idyllic spot for al fresco dining, barbecues or quiet relaxation. The front of the property enjoys a small courtyard-style garden, enclosed and gated with direct access onto Church Street, enhancing both convenience and kerb appeal.

With its sash windows, original floorboards, wood-burning stove and timeless character, Grove House is a truly individual home – as suited to elegant permanent living as it is to being a premier Cornish holiday retreat.

## **Grove House, Church Lane Padstow, PL28 8AY £825,000 guide**





Until recently, Grove House has operated as a highly successful holiday let, underlining its desirability and strong investment potential. Full letting history can be provided on request.

Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band D. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile coverage.

The historic harbour town of Padstow sits proudly on Cornwall's dramatic North Coast, renowned for its timeless fishing heritage, picturesque streets and thriving culinary scene. The town is home to an enviable collection of cafés, bars and award-winning restaurants, including Paul Ainsworth's Michelin-starred No.6, the stylish seafood bar Prawn on the Lawn, and Rick Stein's world-famous Seafood Restaurant.

Surrounded by an Area of Outstanding Natural Beauty, Padstow is perfectly positioned for lovers of the outdoors. Within just a few miles lie some of Cornwall's most celebrated sandy beaches, ideal for sailing, surfing and family days out, while Trevose Golf & Country Club offers a championship links course with breathtaking sea views. Padstow is also well connected. The nearest mainline railway station at Bodmin Parkway (approx. 20 miles) provides direct links to London, while Newquay Airport (approx. 14 miles) offers domestic and international flights.

To find Grove House, drive towards Padstow on the A389. Follow the road round the outskirts of the town passing the fire station and main carpark. Turn right at signs for Prideaux Place. Pass the entrance to Prideaux Place and continue down onto Church Street. Pass St Petroc's Church and continue down the lane before turning right onto Ruthy's Lane. Drive to the end of Ruthy's Lane and then left onto Church Lane. Grove House can be found along on the right hand side. The postcode for satellite navigation is PL28 8AY. What3words: nature.amount.generally

