

CORNWALL ESTATES

PADSTOW



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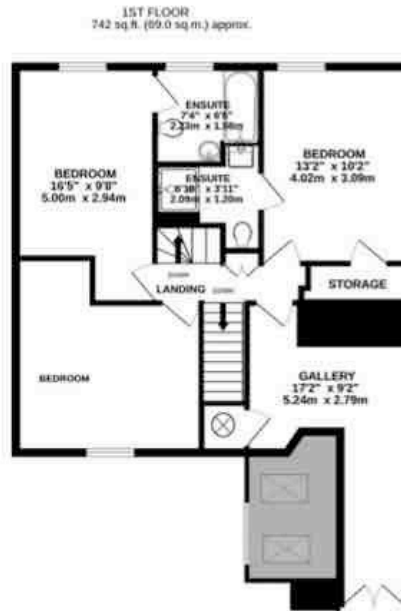
PADSTOW

Armsyde, Cross Street,
Padstow, PL28 8AT

£999,950

- Character Property
- Old Town Location
- Unique Interior
- Well Presented Interior
- Courtyard Gardens
- Five Bedrooms
- Minutes from Harbour & Town Centre





TOTAL FLOOR AREA : 2184 sq.ft. (202.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Armsyde is a generous cottage with a wealth of character and traditional decor, echoing its location in the heart of historic Padstow. Laid over three floors internally, the property benefits from multiple living areas, a stunning double height kitchen with mezzanine walkway and five double bedrooms, all ensuite.

The handsome frontage leads you into a central hallway, with the spacious formal living room and dining room at the front of the home. Both rooms feature open fireplaces and sash windows and share wooden floorboards that run throughout the ground floor. Light pours through the large windows, which are set deep into the bones of the home, further adding to the warmth and character. The hallway carries you past a useful W.C, through to a cosy snug which gives access to the ground floor terrace, and on into the superb kitchen. This surprising space features vaulted ceilings which draw the eye to the beams above, lit beautifully by high-level windows and a vintage chandelier. The kitchen has a traditional feel, with a large range cooker and wood burning stove, and a separate utility room housing larger white goods. A large garden room leads from the kitchen, currently in use as a games room. This versatile space can be accessed either from the kitchen or the terrace above and could be used for a variety of purposes.

The bedrooms are over the first and second floors and continue the theme of comfort and relaxation. Gorgeous wooden flooring continues on these upper floors, as the house continues to surprise at every turn. The first floor is home to three double bedrooms, two with ensuite shower rooms and the other with a full ensuite bathroom, as well as a striking mezzanine walkway which takes you the upper rear terrace. A further two bedrooms are on the third floor, both with ensuite shower rooms and pretty views over Padstow's rooftops.

Notably, Armsyde has two outdoor spaces, a real rarity in Old Town Padstow. Both set to the rear of the home, the smaller courtyard is on the ground floor and accessed from either the snug or the kitchen, and the upper terrace can be reached via the mezzanine or through the garden room. This bright space gets the sun throughout the day and offers the perfect spot for al fresco dining and entertaining. Armsyde is located two-minutes from the historic harbour and town, which has year-round appeal due in part to its reputation as a well-respected foodie destination. Padstow is home to a large selection of eateries, including Rick Steins flagship restaurant, The Seafood Restaurant as well as Paul Ainsworth's highly regarded No. 6 and the always buzzing Prawn on The Lawn.

MATERIAL INFORMATION

Ultrafast broadband available. Mobile coverage with all major providers. No parking. The property is set within an Area of Outstanding Natural Beauty. Flood risk for surface water flooding and river flooding is low. Mains gas, electricity, water and drainage. EPC – D. Council tax band deleted.











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