



The Bluebirds







The Bluebirds 14 Grenville Road

Padstow, Cornwall, PL28 8EX

Padstow Harbour 0.5 miles - Trevone Bay 2 miles - Wadebridge 7.5 Miles

A beautifully presented three bedroom house with two self-contained one-bedroom annexes in the sought after harbour town of Padstow.

- Three Bedroom House
- Fantastic Income Potential
- Short Walk to Padstow Harbour
- Private Gardens
- Freehold
- Two One Bedroom Annexes
- Flexible Accommodation
- Sought After Location
- Ample Private Parking
- Council Tax: D, A & Business Rates

Guide Price £895,000

Stags Wadebridge

1 Eddystone Court, Eddystone Road, Wadebridge, PL27 7FH

01208 222333 | wadebridge@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

The property is situated in the historic and picturesque fishing town of Padstow which 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. There is access to mainline railway services at Bodmin Parkway connecting to London Paddington via Plymouth whilst Newquay airport has flights to both domestic and international destinations.

DESCRIPTION

The Bluebirds is an impressive and generously proportioned family residence, beautifully presented throughout, together with two self-contained one-bedroom annexes, offering a versatile and adaptable arrangement suited to a variety of purchasers and multi-generational living requirements. Both annexes are currently run as successful holiday lets offering a fantastic income and letting opportunity and have the benefit of approved planning permission already in place.

THE PROPERTY

The Bluebirds is approached via a welcoming entrance hall, providing access to the principal reception areas, including the kitchen/dining room, sitting room, cloakroom and staircase rising to the first floor. The well-appointed dual aspect kitchen/dining room is fitted with a comprehensive range of base and wall mounted units together with a range cooker, 1½ bowl sink and space for a variety of appliances, creating an ideal space for both everyday family living and entertaining. The sitting room enjoys a particularly cosy atmosphere, centred around a charming log burning stove, with sliding doors opening through to the garden room and allowing an abundance of natural light to flood the space.

On the first floor, the spacious landing provides access to three well-proportioned bedrooms and the family shower room. Bedrooms two and three both benefit from fitted cupboards, whilst the principal bedroom is served by an en-suite bathroom comprising bath, separate shower enclosure, WC and wash basin.





THE ANNEXES

Seashells and Bluebirds Villa are both self contained one bedroom annexes - both currently operating as successful holiday lets, with the benefit of approved planning permission already in place. Beautifully presented, they offer excellent income and letting potential.

Seashells further benefits from its own private front and rear gardens, offering a delightful degree of privacy and outside space for guests to enjoy.

OUTSIDE

The property is approached via a private driveway providing parking for four vehicles. To the front lies an area of lawned garden together with gated access leading to the garden of Seashells.

The generous rear garden is principally laid to lawn and enjoys a pleasant open aspect, with additional parking and double gates to the road behind. Two substantial shipping containers, currently utilised for storage purposes, are available by separate negotiation.

AGENTS NOTE

The roof for the main house and adjoining annexe was replaced in 2023.

SERVICES

Mains electricity, gas, water and drainage. Electric heating in Seashells. 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

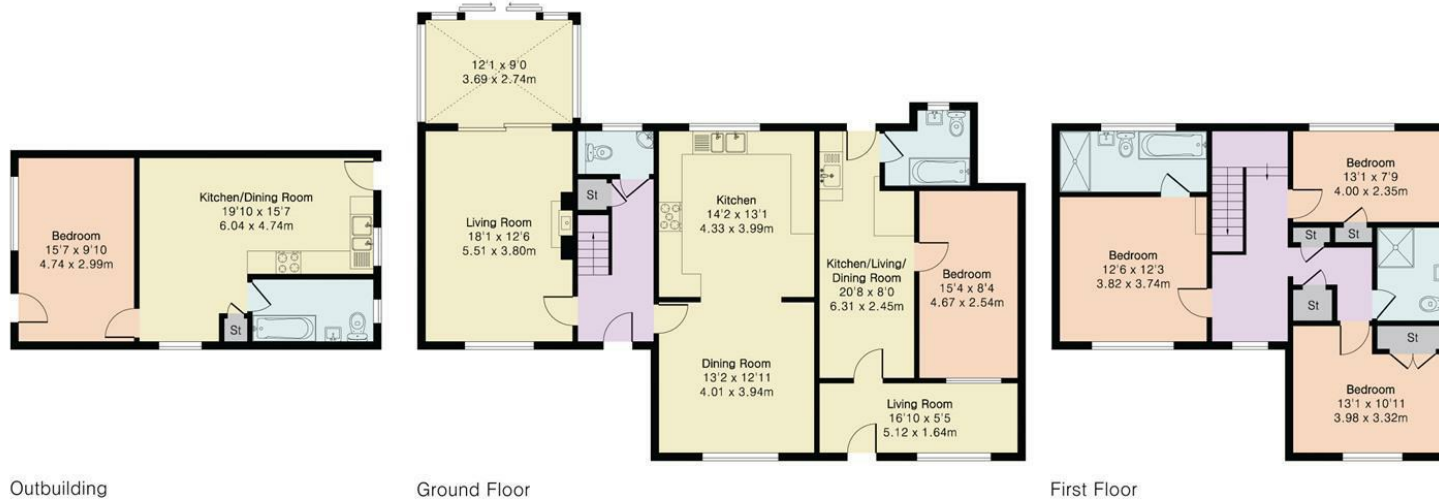
Strictly by appointment with the vendors appointed agents, Stags.

DIRECTIONS

What3Words: [///abode.roost.wire](https://www.what3words.com/abode.roost.wire)

**Approximate Gross Internal Area 1994 sq ft - 185 sq m
(Excluding Outbuilding)**

Ground Floor Area 1284 sq ft – 119 sq m
First Floor Area 710 sq ft – 66 sq m
Outbuilding Area 467 sq ft – 43 sq m



Outbuilding

Ground Floor

First Floor



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



