

CORNWALL ESTATES

PADSTOW



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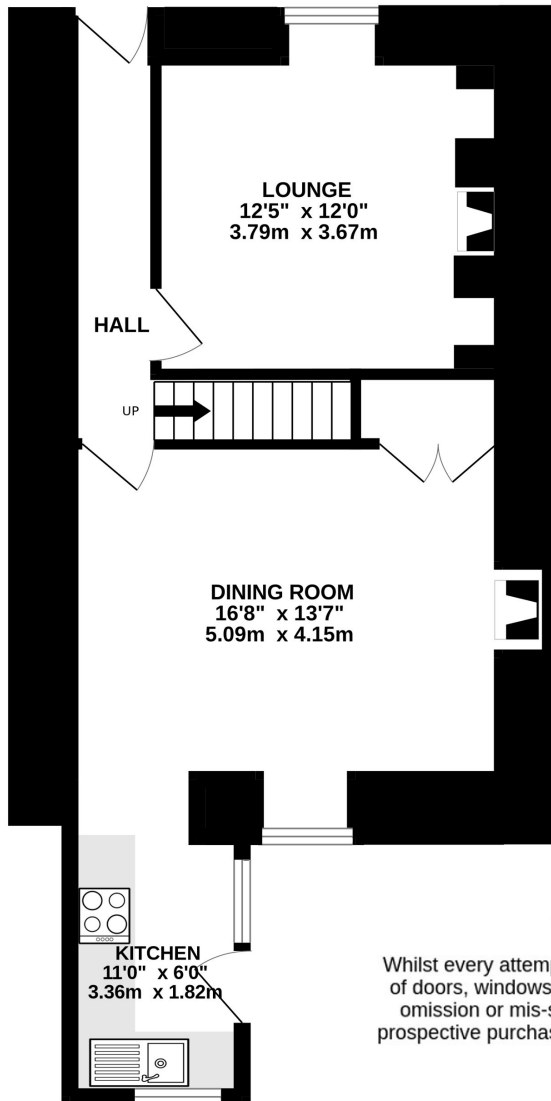
Sage Cottage, 29 Barrys
Lane, Padstow, PL28 8AU

£495,000

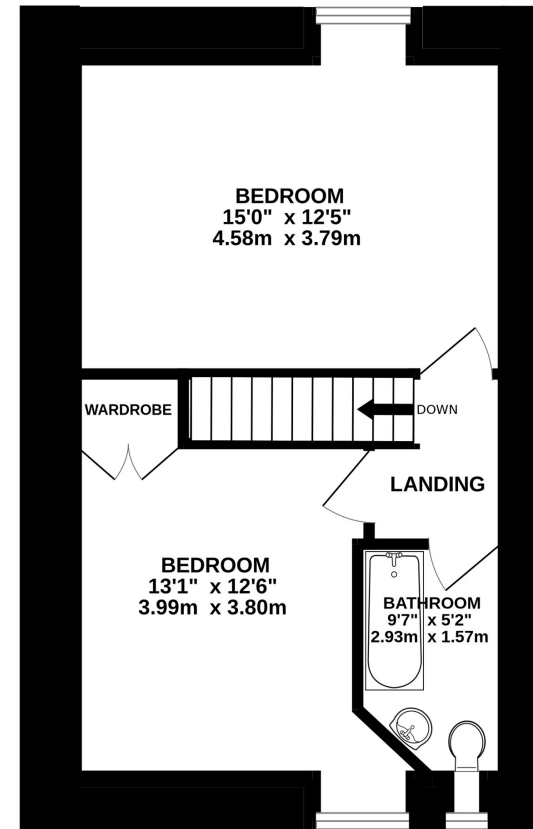
- Character Cottage
- Old Town Location
- Two Bedrooms
- Walled Garden
- Established Holiday let
- Two Reception Rooms
- Excellent Condition



GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.3 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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Nestled in Padstow's historic heart, and only moments from the harbour, Sage Cottage is a beautifully renovated property with a walled courtyard garden, a rare luxury in Old Town properties. The cottage has a wonderfully atmospheric feel, with deep-set sash windows and quality flooring throughout, creating a cocooning and cosy feel.

The dining area features a wood burner with a stunning granite lintel and ample space for a large dining table, perfect for gatherings. The property has been lovingly updated to include a light filled kitchen at the rear which has access out to the walled courtyard garden, where herb-filled borders bring an almost Mediterranean feel to this sheltered spot.

The character interiors continue upstairs, where regency style furniture sits comfortably in the bedroom spaces and lends a calm and dignified tone to the rooms. A recently renovated, tastefully tiled bathroom completes the upper floor and the sitting room, stairs and landing have recently had new carpets fitted.

Sage Cottage has been a successful holiday let for many years and is being sold fully furnished (by separate negotiation) and with bookings in place.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE

Front entrance door to;

HALL

Stone tiled flooring, stairs to first floor, door to;

SITTING ROOM

Sash window to the front with built in window seat storage, feature fireplace housing gas fired coal effect fire, extending to shelving, radiator, ceiling light. New carpets.

DINING ROOM

Sash window to the rear, ceiling light, wood panelled ceilings, stone tiled flooring, log burner set in recess with granite lintel over.

KITCHEN

A range of base & wall units incorporating a singular bowl sink unit and tiled splashbacks. Windows to the rear and side, part glazed door to the garden. Automatic washing machine, dishwasher, tumble dryer. Wall mounted gas central heating boiler, fridge/freezer.

Stairs to first floor with new carpeting;

LANDING

Doors to;

BEDROOM ONE

Sash window to the front, radiator, ceiling light.

BEDROOM TWO

Sash window to the rear, radiator, ceiling light, large built-in wardrobe.

BATHROOM

Panelled bath with shower over, fitted wash hand basin, shaver point and illuminated wall mirror. Low level WC, part tiled walls, tiled flooring, window to the rear.





GARDEN

Enclosed walled garden at the rear, slate patio, established shrubs, timber shed. Dining table and four chairs

COUNCIL TAX/DOMESTIC RATES

Deleted (business use)

EPC - D

TENURE

Freehold

PROPERTY CONSTRUCTION

Granite, cavity wall, pitched roof. Flat roof over kitchen.

ELECTRICITY SUPPLY

Mains electricity

WATER SUPPLY

Mains water.

SEWERAGE

Mains sewerage

HEATING

Mains gas boiler for central heating radiators. Log burning stove.

BROADBAND

FTTC (fibre to the cabinet)

MOBILE PHONE COVERAGE

Full voice and data coverage, Three, 02,Vodafone & EE.

PARKING

No parking. The nearest car park is pay & display on the South Quay approximately 400 yards. It is possible to stop outside for loading and unloading.









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