

CORNWALL ESTATES

PADSTOW



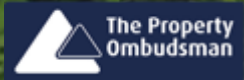
CORNWALL ESTATES

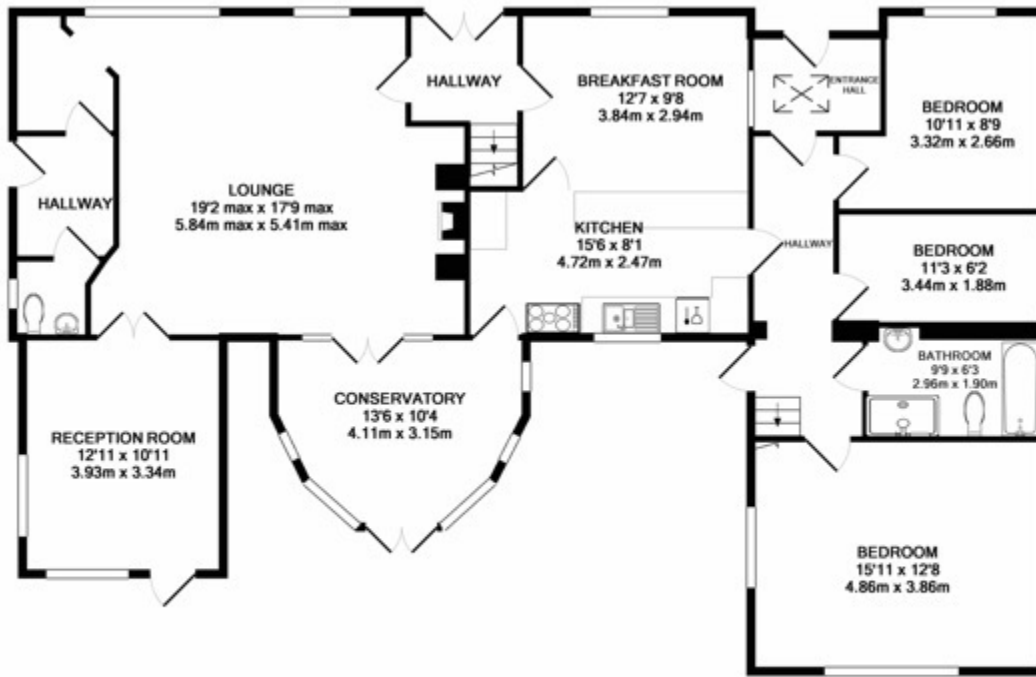
PADSTOW

THE OLD COACH HOUSE,
TREATOR, PADSTOW,
PL28 8RU

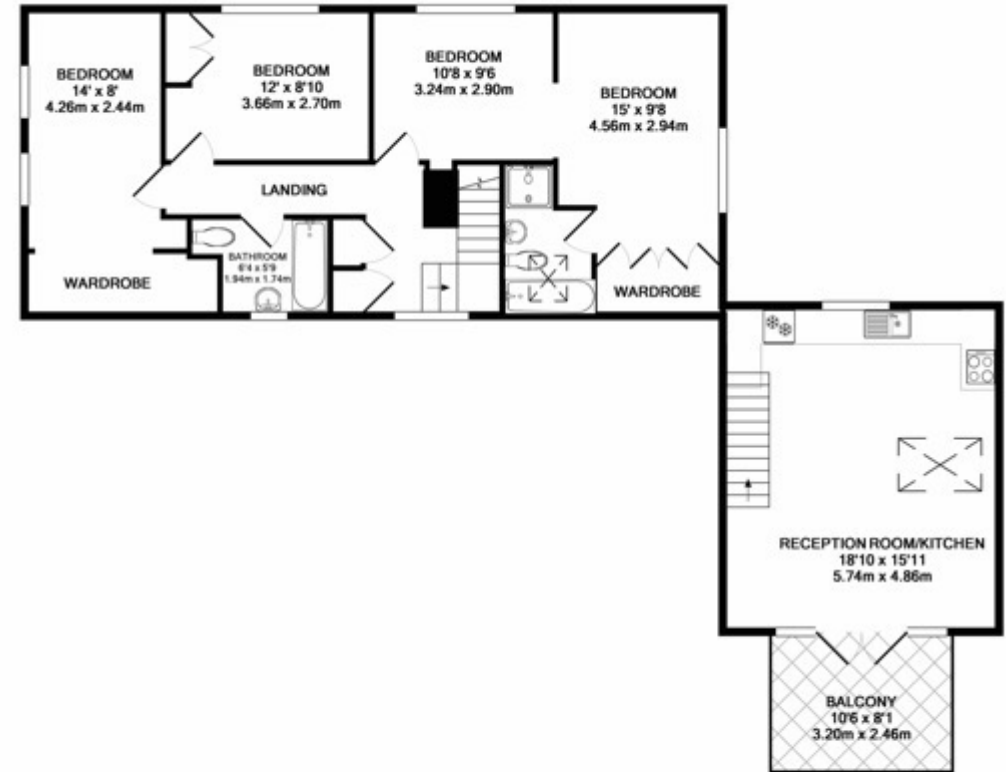
£950,000

- DETACHED FORMER COACH HOUSE
- FULL OF CHARACTER
- 3 BEDROOM HOUSE PLUS 3 BEDROOM ANNEXE
- LARGE PRIVATE GARDENS
- DETACHED GARAGE & WORKSHOP
- PARKING FOR MULTIPLE VEHICLES





GROUND FLOOR
APPROX. FLOOR
AREA 1528 SQ.FT.
(141.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1009 SQ.FT.
(93.8 SQ.M.)

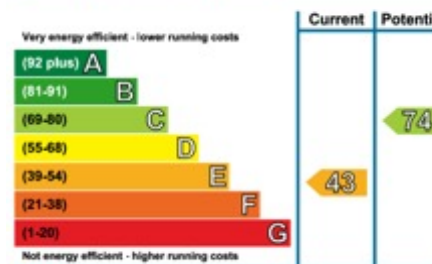
TOTAL APPROX. FLOOR AREA 2537 SQ.FT. (235.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



Perfectly placed mid-way between Padstow and Trevone, The Old Coach House is remarkable home that has been extensively renovated by the current owners to create a multi-faceted property with real charm and plenty of features.

Currently divided into two units, each with three bedrooms and independent access, the property offers versatile accommodation which could be ideal for extended families, a home and income situation, or could be opened up into one large family residence.

You enter the main house via a wide, welcoming hallway, which takes you through to the kitchen and breakfast room, currently furnished in a comfortable, country style and featuring a range style stove. From here, you enter the large, bright conservatory at the rear of the home, with views over the gardens. Double doors lead into the spacious lounge, which features character beams and wall panelling, bringing a stylish and cosy feel to the room. A study area and WC have been created off this lovely room, with access to the side of the house. A further reception room has been added to the rear, currently containing a bar area, perfect for entertaining.



Upstairs you find four bedrooms, the master featuring an ensuite, as well as a modern family bathroom with wood-panelled walls.

The second wing has been designed with reverse level accommodation, with three bedrooms on the ground floor, the largest of which has views over the gardens, as well as a family bathroom. Stairs lead you to the first floor, where a large open plan kitchen, living and dining area provides a wonderful space, complete with a balcony overlooking the gorgeous gardens below.

To the rear of The Old Coach House are superb gardens, with a wonderful mix of sweeping lawns and mature shrubs. Decked areas create perfect entertaining zones, and a hot tub adds to the luxury of the private outside areas. A fifty foot garage and workshop sits to the East side of the garden, and parking for multiple vehicles on the front driveway.

Viewing is highly recommended in order to appreciate the unique and versatile qualities this property has to offer.



ACCOMMODATION

ENTRANCE

Double glazed doors to:

HALL

Quarry tiled flooring, stairs to first floor, doors to dining room and sitting room, radiator, ceiling light.

DINING ROOM

3.7m x 2.8m Double glazed windows to the front and side elevations, original coach house feature partition wall between dining area and kitchen, quarry tiled flooring, radiator, ceiling light, 2 wall lights, beams to ceiling, telephone point, door in partition to:

KITCHEN

4.7m x 2.5m Double glazed window to rear elevation, interconnecting door to the annexe, a range of base and wall units incorporating 1 ½ bowl stainless steel sink unit, built in dishwasher, space for fridge/freezer, space for range cooker with hob over, cupboard housing boiler, beams to ceiling, quarry tiled flooring, ceiling light, wall light, spotlight, television point, door to:

CONSERVATORY

4.5m x 3.1m Double glazed patio doors and windows to the rear giving access to the garden, accessible from kitchen and lounge, quarry tiled flooring, electric log effect burner, feature glass block windows, vaulted ceiling, 2 wall lights.

LOUNGE

6.3m x 5.5m max 2 Double glazed windows to the front elevation, fireplace with slate hearth and wooden mantel housing log burner with recess to either side, beams to ceiling, radiator, television point, ceiling light, 6 wall lights, door to conservatory, door to log cabin, arch to:

OFFICE

2m x 1.7m Ceiling beams, wall light, door to:

UTILITY

1.8m x 1.7m Double glazed external door to the side, plumbing for automatic washing machine, space for tumble drier, shelving, laminate tile effect flooring, ceiling light, beams to ceiling, door to:

CLOAKROOM

Double glazed window to the side elevation, low level wc, pedestal wash hand basin, heated towel rail, wall light, laminate tile effect flooring.

LOG CABIN / ENTERTAINMENT ROOM

4m x 3.3m Timber construction, attached to the house. Comprising door to the rear garden, windows to the rear and side, radiator, power, 2 ceiling lights.

Stairs to first floor

LANDING

Double glazed window to the rear elevation, doors to bedrooms and bathroom, airing cupboard with shelving and cupboard housing hot water cylinder, wall light, 2 ceiling lights.

BEDROOM 1

4.4m x 2.6m plus 3.4m x 2.6m Double glazed windows to the front and side, built in wardrobes, built in bedside cabinets, recess with shelving, 2 radiators, 2 ceiling lights, wall light, ceiling beams, laminate wood effect flooring, television point, door to:

EN-SUITE

Velux window to the rear, panelled bath, shower enclosure, low level wc, pedestal wash hand basin, tiled walls and floor, heated towel rail, ceiling light.

BATHROOM

2.4m x 1.7m max Double glazed window to the rear, panelled bath with shower over, pedestal wash hand basin, low level wc, radiator, tiled floor and walls, 2 ceiling lights.

BEDROOM 3

3.7m x 2.7m max Double glazed window to the front elevation, radiator, built in wardrobe, beams to the ceiling, ceiling light, television point.

BEDROOM 2

4.3m x 2.4m 2 Double glazed windows to the side, 2 radiators, 2 ceiling lights, laminate wood effect flooring, recessed wardrobes and shelving, television point.

ANNEXE

ENTRANCE

Door to entrance porch with exposed brick walls, laminate wood effect flooring, Velux window, wall light, door to:

HALL

Double glazed door to the side giving access to the rear garden, doors to bedrooms and bathroom, interconnecting door to main house, stairs to first floor, exposed brick arch, radiator, 2 ceiling lights, laminate wood effect flooring.

BEDROOM 2

3.9m x 2.5m Double glazed window to the front elevation, radiator, television point, ceiling light.

BEDROOM 3

3.4m x 1.9m Double glazed window to the side elevation, radiator, ceiling light, television point.

BATHROOM

3m x 1.9m Double glazed window to the side elevation, contemporary suite comprising panelled bath, shower enclosure, low level wc, modern sink unit with storage under and mirror over, attractive wall panelling, laminate wood effect flooring, heated towel rail, ceiling light.

BEDROOM 1

5.1m x 3.9m Double glazed windows to the side and rear, radiator, ceiling light, television point.

Stairs to first floor

OPEN PLAN LIVING

5.7m x 5.1m max Double glazed doors to the balcony overlooking the garden and countryside surrounding, double glazed window to the front, Velux window to the side, a range of base units with granite work surfaces and 1 ½ bowl sink unit inset, built in oven with 5 ring gas hob with extractor over and panelled splash back, built in fridge/freezer, built in washer dryer, built in dishwasher, radiator, laminate wood effect flooring, 2 wall lights and 2 ceiling lights, television point, telephone point.

OUTSIDE

Large block paved driveway with parking for several vehicles to the front of the property and leading around the side to the detached garage at the rear. Large landscaped gardens at the rear of the property comprising areas of lawn, patio, raised vegetable beds, a range of attractive trees and shrubs. Areas of decking incorporating a gazebo and pergola with hot tub. External access to log cabin connected to house. Detached 50ft garage and workshop. Summerhouse.

MATERIAL INFORMATION

Freehold tenure. Council tax band E. Brick construction, cavity wall, pitched roof. Mostly double-glazed, oil-fired boiler and radiators with room thermostats. Driveway parking for several vehicles. Surface water & River and sea flooding, the chance is very low. EPC - E









CORNWALL
ESTATES

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