

CORNWALL ESTATES

PADSTOW



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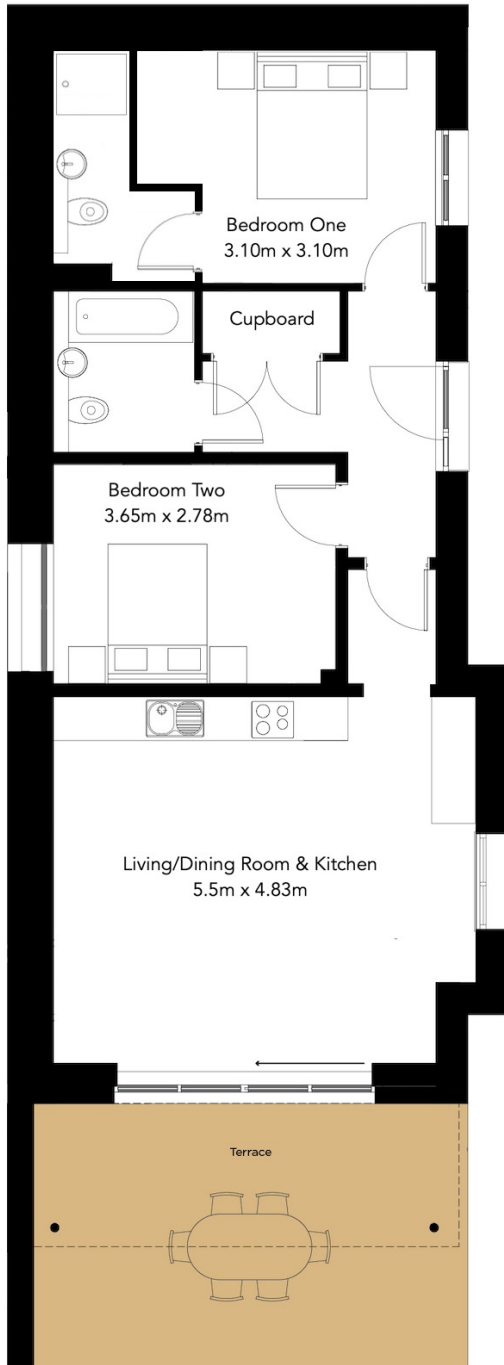
PADSTOW

1 KNOT BARN, STATION
ROAD, PADSTOW, PL28
8DB

£350,000 GUIDE PRICE

- RECENTLY CONSTRUCTED
- GROUND FLOOR APARTMENT
- CONTEMPORARY INTERIOR
- TWO DOUBLE BEDROOMS
- MASTER EN-SUITE
- ALLOCATED PARKING
- PATIO GARDEN
- ESTUARY GLIMPSES





Overall Floor Area 74 Square metres approx.
 Floorplan for identification purposes only, not drawn to scale.

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

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A recently constructed ground floor apartment with immaculate accommodation throughout, situated within easy reach of the harbour and with the added benefit of an allocated parking space.

Follow the steps from the parking area down to the lower floor of the building where you will find 1 Knot Barn. Enter into a bright hallway and through to a comfortable open plan living area. A dual aspect room enjoying lovely glimpses of the estuary, a contemporary fitted kitchen with built in Bosch appliances, and sliding doors out to an enclosed patio area.

There are two good sized double bedrooms with solid Oak furniture included. The master bedroom enjoys en-suite shower facilities and there is also a modern family bathroom off the hall too, both with contemporary, neutral tiling.

The luxury accommodation includes underfloor heating throughout and a Mechanical Ventilation system. There are maintained communal grounds and an allocated storage cage, ideal for beach equipment or bikes.



Located within an exclusive development on the edge of the town centre, 1 Knot Barn has the best of both worlds, a peaceful resting place but with the buzz of the town in just a two-minute walk. 1 Knot Barn would be an ideal holiday home with excellent rental potential and easy lock up and leave situation, or would be equally suitable as a private residence.

Padstow is a highly desirable destination in the West Country. It is a striking harbour town, a working fishing port, and is surrounded by a stretch of coastline of outstanding natural beauty. Famous for its selection of gourmet restaurants, including those of Rick Stein and Paul Ainsworth, Padstow offers an amazing culinary scene and several brilliant pubs and bars. Situated ideally by the South West Coast path for beautiful scenic walks, and of course, there are several stunning beaches within a short drive providing a huge choice of water sports.

ENTRANCE

Double glazed front entrance door to:

HALL

Doors to open plan living room, bathroom and bedrooms. Recessed spotlights, Karndean flooring, cupboard housing boiler and vent axia systems, new washer dryer.

KITCHEN, DINING & SITTING ROOM

Double glazed sliding doors giving access to the patio garden, double glazed window, Karndean flooring, recessed spotlights, a range of base and wall units with Caesarstone worktop and under unit lighting, 1 ½ bowl stainless steel sink unit, built in Bosch appliances to include an electric oven with induction hob and extractor fan over, microwave, wine fridge, fridge / freezer, dishwasher.

BEDROOM 2

Double glazed window, recessed spotlights, wool carpet.

BATHROOM

Tiled flooring and part tiled walls, bath with shower over, low level WC, fitted wash hand basin, large mirror, heated towel rail, recessed spotlights.

BEDROOM 1

Double glazed window, recessed spotlights, wool carpet.

EN-SUITE

Tiled flooring and part tiled walls, large shower enclosure, low level WC, fitted wash hand basin, large mirror, heated towel rail, recessed spotlights.

PARKING

Allocated parking for one car.

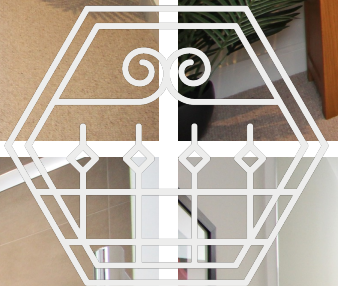
GARDEN

Accessed from the living room is a low maintenance enclosed patio area where you can enjoy wonderful glimpses of the estuary.

MATERIAL INFORMATION

Leasehold 996 years remaining. The property benefits from 7 years remaining Buildzone Warranty. Council tax band F. Annual maintenance fees of approx. £2,500, ground of £250pa. Traditional masonry construction, slate tiled pitched roof, double glazing throughout. Mains electricity (no EV charger installed, wiring available to connect to, or public facilities available within 1 mile), ground source heat pump, mains drainage, mains water. Underfloor heating throughout. Fibre broadband available, full mobile signal available. Surface water; the chance of flooding is very low. The chance of flooding between 2040 and 2060 is very low. Rivers & the sea; the chance of flooding is very low. The chance of flooding between 2036 and 2069 is very low.







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