CORNWALL ESTATES

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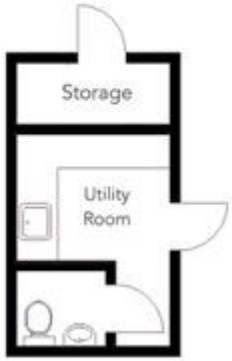
CAPTAINS COTTAGE, 2 CHURCH LANE, PADSTOW, PL28 8AY

£895,000

- STUNNING CHARACTER COTTAGE
- HIGH QUALITY REFURBISHMENT
- THREE BEDROOMS
- THREE BATHROOMS
- GATED PARKING AREA
- SUNNY ENCLOSED COURTYARD
- EXTERNAL UTILITY, WC & STORES
- OLD TOWN LOCATION



OUTBUILDING
9.29 sq m
100 sq ft

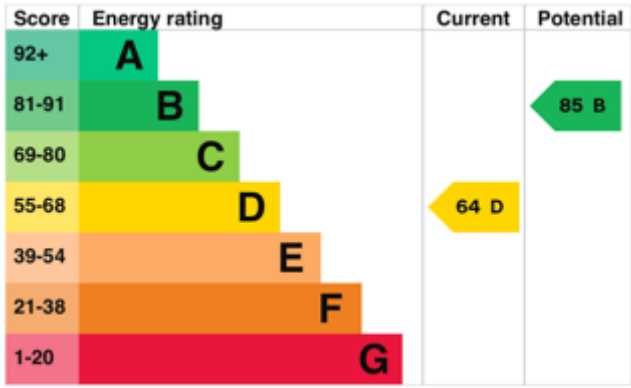
GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

APPROXIMATE INTERNAL AREA
115.85 sq m
1247 sq ft

Floorplan for identification purposes only.
Not drawn to scale.



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Captains Cottage is a superb example of a traditional character cottage which has been lovingly restored in recent years to provide high specification accommodation whilst retaining the original charm.

With gated entry to an undercover parking area, shielding the courtyard beyond, the tour then begins with the kitchen and dining room. Fully renovated in 2020, you are welcomed by a contemporary space filled with style and character. The beautiful designer kitchen incorporates Miele integrated appliances, flagstone style ceramic flooring, Dekton worktops and splashback over a Bora induction hob set within an original fireplace with downdraft extraction. With exposed stonework, charming original staircase, unique recessed bar area and high-quality fittings, this is a stunning entry into the property.

Continue to the first floor with an attractive landing leading through to a comfortable sitting room enjoying bespoke oak flooring and a modern studio flame effect fire with a stylish Frame TV over to display artwork when not in use. Two of the bedrooms are situated on this floor; a spacious twin room with the same Oak flooring and a modern en-suite bathroom, plus a cosy double room with luxury wool carpet and built in wardrobe and cupboards, adjacent to a neutral shower room.

The bright and airy atmosphere extends to the second floor where you will find the private landing to the master bedroom. A perfect resting place with a charming window seat, premium wool carpet, fitted double wardrobe and a contemporary en-suite shower room.

Head outside to the thoughtfully landscaped courtyard, designed to provide a stylish and low maintenance area. Comprising a spacious seating area to relax in the sunshine, a mains gas BBQ and partially covered dining area plus a mains gas fire pit perfect for evening entertaining with mood lighting and external power points. Coastal planting and rockery forms an attractive space to enjoy, there is a stunning 100 year old olive tree and a cedar clad raised bed, all with an irrigation system for easy maintenance. Adjacent to the cottage is a very useful utility room, ideal when entertaining in the garden, including fitted Nolte kitchen units incorporating washing machine, tumble drier and a fridge/freezer, plus a separate cloakroom. With two additional store rooms in the courtyard also.

With the hustle and bustle of the town in easy reach, the property is tucked away in a perfect position offering a peaceful sanctuary just moments from the harbour. Captains Cottage offers an ideal lock up and leave scenario, with remote heating and hot water, plus security system and the timed irrigation system for the courtyard, you can manage everything from a distance. The bonus of having an undercover parking area with vehicle charging also adds to the ease of this low maintenance cottage.

SERVICES / NOTES

Freehold tenure. Traditional stone construction hung with Delabole slate, pitched roof, fully double glazed. Council tax band C. Mains gas central heating, mains electricity, EV charger installed, mains drainage, mains water. Fibre optic broadband, full EE mobile signal available.

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5 Broad Street
Padstow
PL28 8BS
01841 550999
sales@cornwallestates.co.uk