

6 Grove Place

PADSTOW



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ESTATE AGENTS





- **Located in the Desirable Old Town of Padstow Yards from the Quayside**
- **Charming Character Cottage tucked away on a Peaceful Mews**
- **Two Bedrooms with Abundance of Natural Light**
- **Open Plan Living with Wood Burning Stove**
- **Enclosed Front Courtyard**
- **Proven Successful Holiday Let with Strong Rental History**
- **Moments from Padstow's Renowned Pubs, Cafes & Restaurants**



Tucked away in a charming mews just moments from the harbour, this delightful two-bedroom terraced cottage perfectly captures the character and warmth of Padstow's historic old town. 6 Grove Place enjoys a peaceful position while remaining only a short, level stroll from the town's bustling cafés, independent shops and renowned restaurants. Brimming with traditional appeal, the cottage offers a welcoming and surprisingly spacious living environment.

The cottage is attractively presented and benefits from an outdoor seating area at the front, ideal for enjoying the morning sun whilst having a coffee or relaxing with an evening drink after a day exploring the harbour or the beautiful beaches of North Cornwall.

The entrance porch includes tiled flooring, a stable door opening to the front and built-in storage, flowing directly into the main living space. The open-plan living area combines slate and tiled flooring, a bay window at the front, a stone fireplace housing the multi-fuel burner and two large under stair housekeeping cupboards, a kitchen fitted with wooden work surfaces, a ceramic sink, a freestanding oven and space for additional appliances.

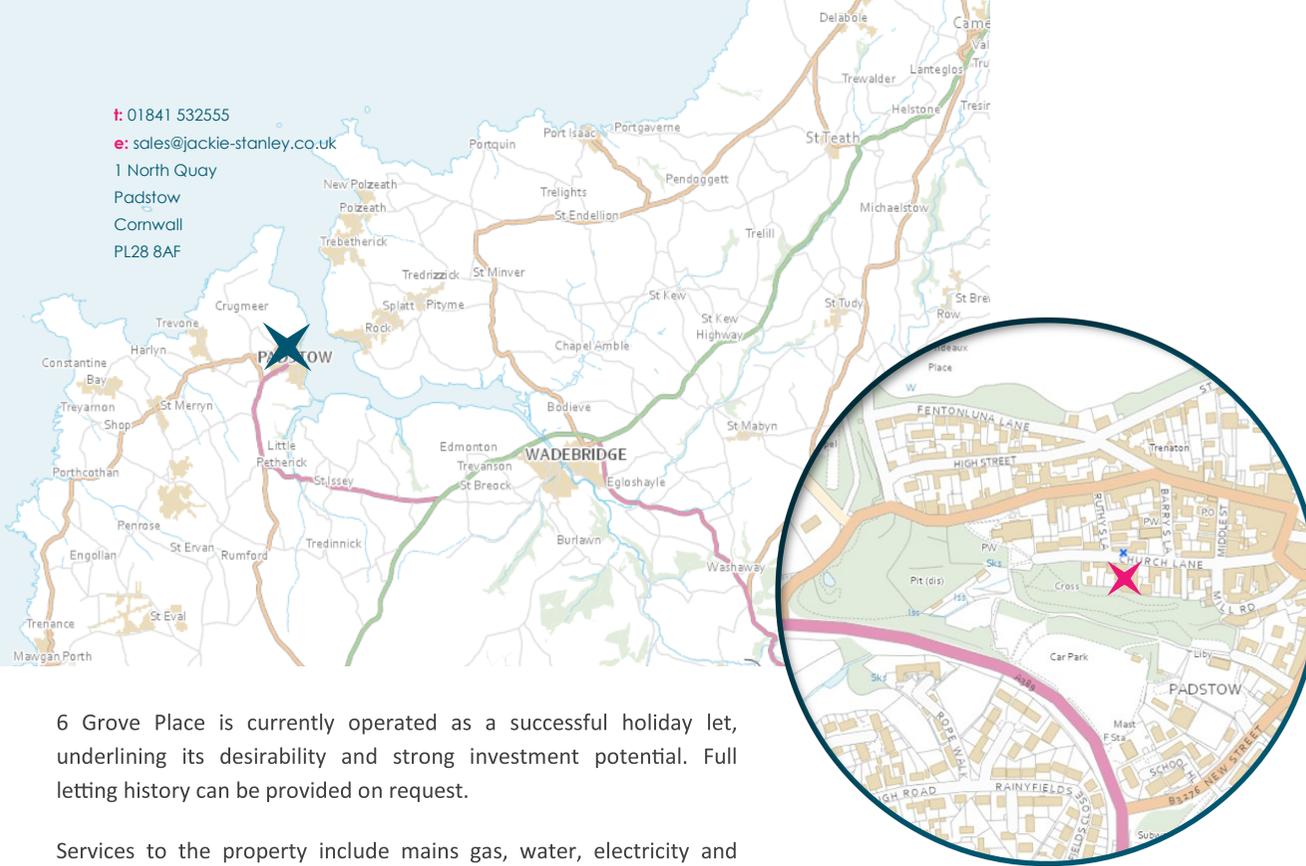
From the hallway, an internal door leads to the cloakroom, which includes tiled splashbacks, a low-level toilet, a wall-mounted sink and a front-facing window. The staircase continues up to the landing, with access to the loft which has been boarded with new flooring and new roof, a rear-facing window brings in natural light and doors open into the bedrooms and bathroom. Both bedrooms are carpeted and feature front-facing windows and radiators. The bathroom includes vinyl flooring and partially tiled walls, along with a vanity unit, a panelled bath with a shower above, a heated towel rail and a rear-facing roof window.

With Padstow's many amenities, restaurants, cafés and pubs just moments away, this cottage is sure to attract considerable interest.

6 Grove Place, Church Lane Padstow, PL28 8AX £335,000 guide



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6 Grove Place is currently operated as a successful holiday let, underlining its desirability and strong investment potential. Full letting history can be provided on request.

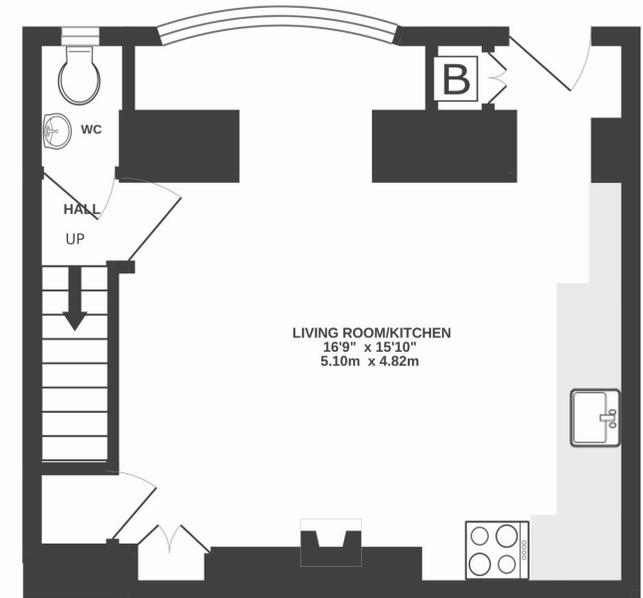
Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band deleted. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile coverage.

The historic harbour town of Padstow sits proudly on Cornwall's dramatic North Coast, renowned for its timeless fishing heritage, picturesque streets and thriving culinary scene. The town is home to an enviable collection of cafés, bars and award-winning restaurants, including Paul Ainsworth's Michelin-starred No.6, the stylish seafood bar Prawn on the Lawn, and Rick Stein's world-famous Seafood Restaurant.

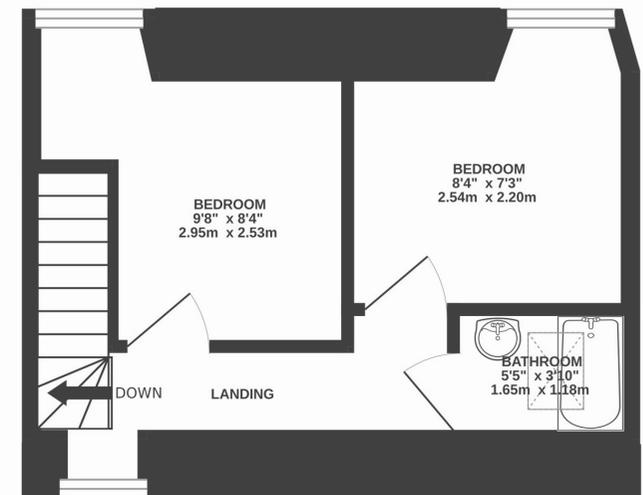
Surrounded by an Area of Outstanding Natural Beauty, Padstow is perfectly positioned for lovers of the outdoors. Within just a few miles lie some of Cornwall's most celebrated sandy beaches, ideal for sailing, surfing and family days out, while Trevoze Golf & Country Club offers a championship links course with breathtaking sea views. Padstow is also well connected. The nearest mainline railway station at Bodmin Parkway (approx. 20 miles) provides direct links to London, while Newquay Airport (approx. 14 miles) offers domestic and international flights.

To find 6 Grove Place, drive towards Padstow on the A389. Follow the road round the outskirts of the town passing the fire station and main carpark. Turn right at signs for Prideaux Place. Pass the entrance to Prideaux Place and continue down onto Church Street. Pass St Petroc's Church and continue down the lane before turning right onto Ruthy's Lane. Drive to the end of Ruthy's Lane and then left onto Church Lane. Grove Place can found along on the right hand side. The postcode for satellite navigation is PL28 8AX. What3words: bins.heaven.octagonal

GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 498 sq.ft. (46.3 sq.m.) approx.