CORNWALL ESTATES

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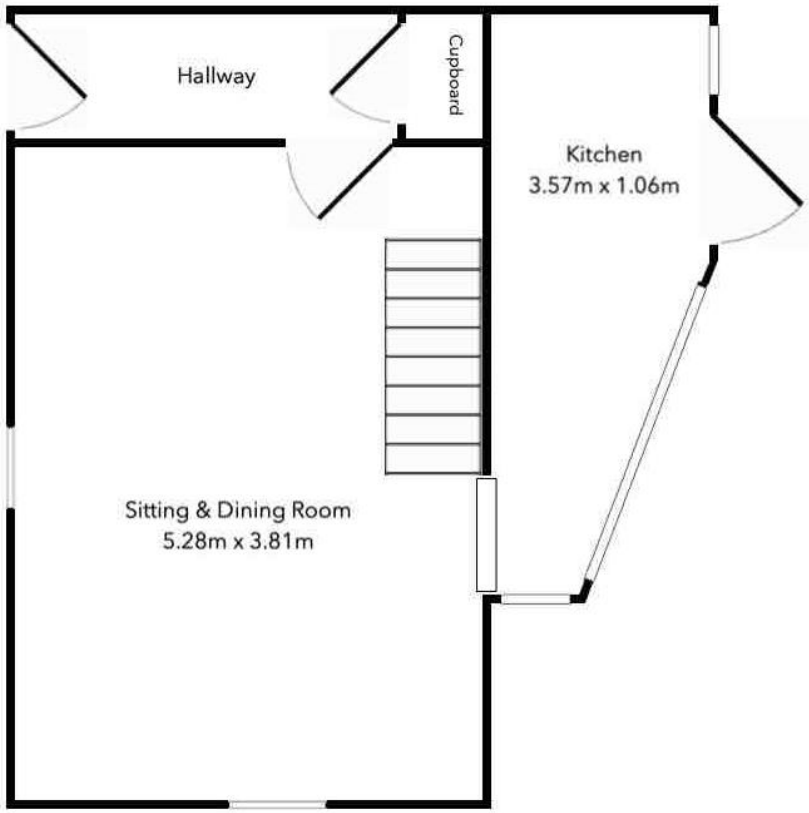
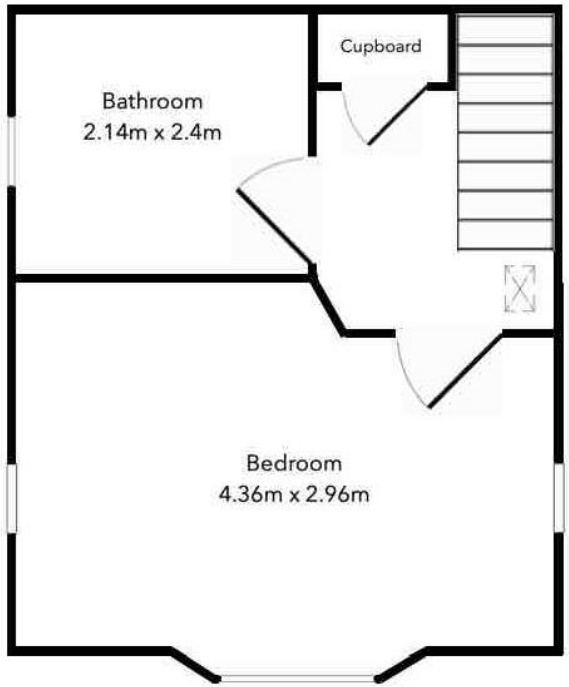
Sunrise Cottage, 2 High Street, Padstow, PL28 8BB

OIRO £475,000

- Beautifully Presented
- Semi Detached
- Estuary Views
- Excellent Holiday Let
- Small Courtyard
- Character Cottage
- Original Features
- 300 yards from Harbour



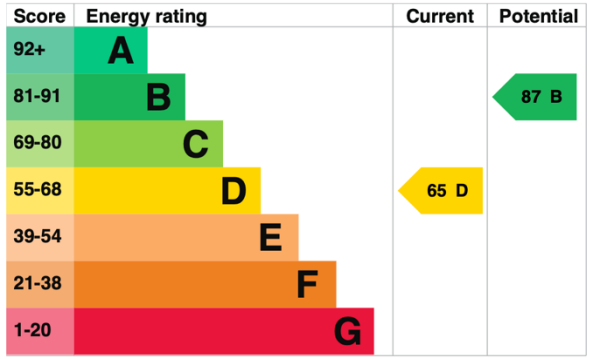
GROUND FLOOR



FIRST FLOOR

OVERALL FLOOR AREA 57 square metres APPROX

Floorplan for illustrative purposes only and should not be relied upon. All measurements are approximate. No responsibility is taken for any error, omission or mis-statement.



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The Property Ombudsman

Sunrise Cottage presents a rare opportunity to own one of Padstow's iconic Old Town properties. A red post box nestles into the Cornish stone and slate exterior, which in turn contrasts wonderfully with the white render on the upper half of this gorgeous cottage. A quintessential fisherman's cottage, character features abound once inside. The generous living area has beautiful wooden floorboards and an attractive, white-beamed ceiling, which envelop the room with a feeling of warmth. Deep-set sash windows with slate sills add to the cocooning nature of this lovely space and create a wonderfully relaxing feel. A few steps lead up to a modern galley kitchen with large wood-framed windows which fill the room with light. A back door leads to a compact rear courtyard, framed by a beautiful Cornish stone wall which gives access to Fentonluna Lane and St Saviours Lane. There is roadside parking available on Fentonluna Lane.

Back in the living room, stairs rise to the upper floor, where the period features continue. Wooden doors give access to a modern, tiled bathroom with both bath and shower and a spacious master bedroom. This lovely room features a large bay window which gives a bird's eye view through the streets of Padstow to the Camel Estuary beyond, as well as a further two windows with views to the Deer Park.

Currently a very successful holiday let, this property is being sold as a going concern with all furniture and white goods included.

ACCOMMODATION

ENTRANCE
Hardwood front entrance door with feature stained glass panel to;

HALLWAY
Radiator, ceiling light, ceiling beams, door to living area, built in cupboard with shelf, power and light. Electricity consumer unit.

LIVING AND DINING ROOM
Sash windows to the side and front with deep windowsills. Wall lights, two radiators, ceiling beams. Understairs cupboard, hardwood flooring. Television point. Recessed fireplace with slate hearth and granite lintel over, housing gas flame effect fire. Two steps up to;

KITCHEN
Double glazed windows overlooking the courtyard with hardwood frames. Tiled flooring, recessed ceiling spotlights, glazed door to outside. Stainless steel single bowl sink unit. A range of base & wall units incorporating an integral oven, four ring gas hob, microwave, fridge and freezer. Plumbing for automatic dishwasher and washing machine.

Stairs to first floor;

LANDING
Radiator, Velux window, built in cupboard housing the central heating boiler. Automatic light.

BEDROOM
Bay window with pleasant views over the rooftops to the estuary, two further windows, views to the deer park. Ceiling beams, wall lights, radiator, built in wardrobe.

BATHROOM
Window to the side with slate shelf. Fitted wash hand basin set in unit, illuminated mirror, heated towel rail, tiled shower enclosure, panelled bath with shower attachment, tiled flooring. Ceiling beams. Part tiled walls.

OUTSIDE
Small courtyard and storage area with tap.

MATERIAL INFORMATION
COUNCIL TAX (Deleted) Business use.
TENURE Freehold
PROPERTY CONSTRUCTION - Granite or whinstone, cavity wall. Part slate hung. Pitched, slate roof.
ELECTRICITY SUPPLY - Mains electricity.
WATER SUPPLY - Mains water
SEWERAGE - Mains sewerage
HEATING - Gas fired boiler for central heating and hot water.
BROADBAND - Standard and ultra-fast broadband available.
MOBILE PHONE COVERAGE - Full voice and data coverage Three 02 Vodaphone EE.
PARKING - No parking
FLOOD RISK - 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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