

Malt Cottage

PADSTOW OLD TOWN



Jackie Stanley
ESTATE AGENTS

- *Located in the Old Part of Padstow Town*
- *Gorgeous Bijou Cottage*
- *Two Bedrooms*
- *Characterful & Stylish Accommodation*

- *Modern Kitchen & Bathroom*
- *Courtyard Garden*
- *Available Fully Furnished with a Strong Letting History*
- *Situated Yards from the Vibrant Harbour Shops, Cafes & Restaurants*

Located in the desirable old town area of Padstow just yards from the hustle and bustle of this vibrant town and working harbour, Malt Cottage is a gorgeous bijou two bedroom cottage which impressively offers everything one would want from a Cornish bolthole.

Malt cottage has very comfortable and stylish accommodation combined with original character and modern touches. The property also comes fully furnished and has a great letting history, details of which are available on request.

Malt Cottage can be found at the end of a tiny mews of cottages, hidden away privately from public view. Open plan in design, a stable door opens into the living/kitchen/dining room with Karndene flooring underfoot and a beachside theme throughout. A modern fitted kitchen with integrated appliances and a ceramic Belfast sink are complimented by paneled walls and abundance of natural light. One of the bedrooms resides on the ground floor and accommodates two single beds.

Up on the first floor is a beautiful double bedroom with vaulted and beamed ceiling and stable door leading to the courtyard garden at the rear. Completing the accommodation is the family shower room, a crisp white room with traditional fittings, heating towel rail and glass shower enclosure.

To the rear is the aforementioned courtyard garden. This is an ideal sunny space for al fresco dining. Services to the property include mains gas, water, electricity and drainage. EPC F.

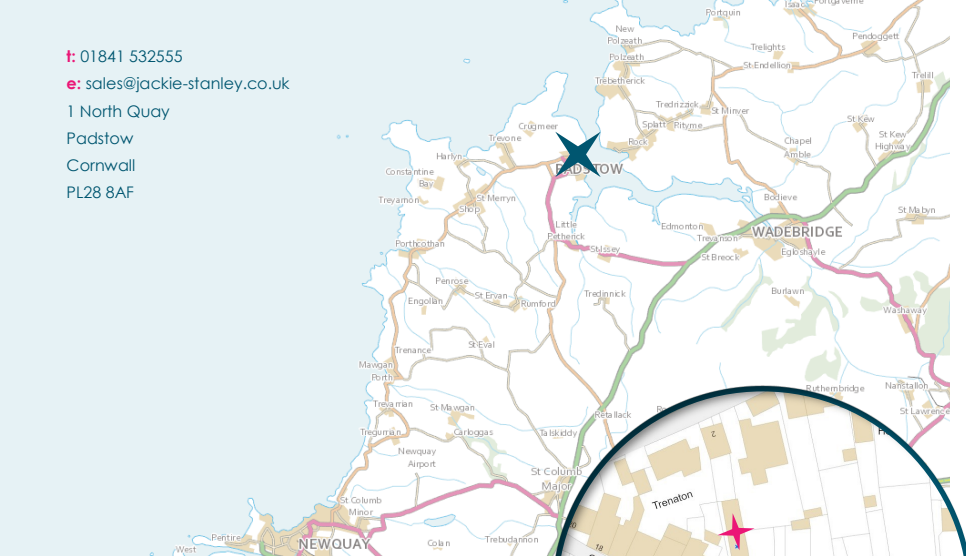
Malt Cottage, Padstow

PL28 8AT

£485,000 guide



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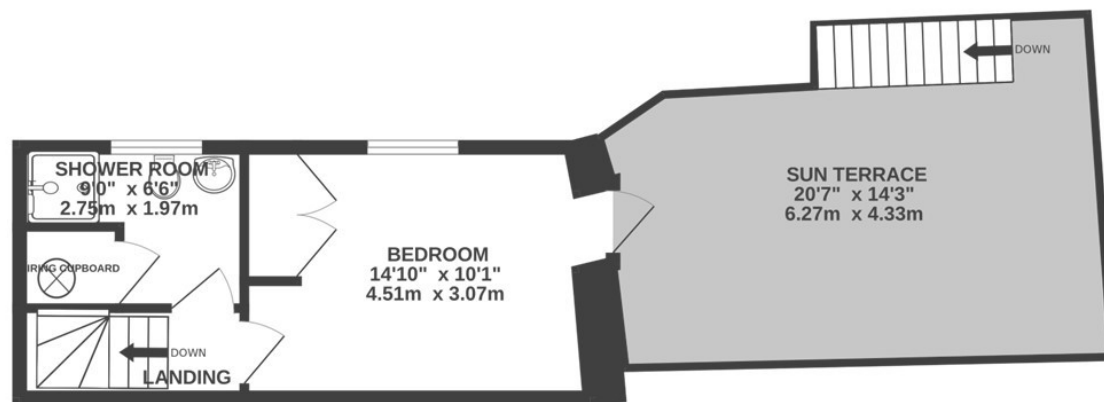
Located in the heart of the conservation area just yards from the vibrant harbour, quaint shops, cafes and restaurants of picturesque Padstow, we at Jackie Stanley highly recommend an internal viewing of this bijou cottage.

The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant. An area of outstanding natural beauty, there are an abundance of sandy beaches within 2 to 4 miles as well as the championship golf course at Trevoze. The town also has a supermarket and excellent Primary School. For more extensive shopping facilities, the thriving market town of Wadebridge is just 7 miles distant and offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay approximately 14 miles away.

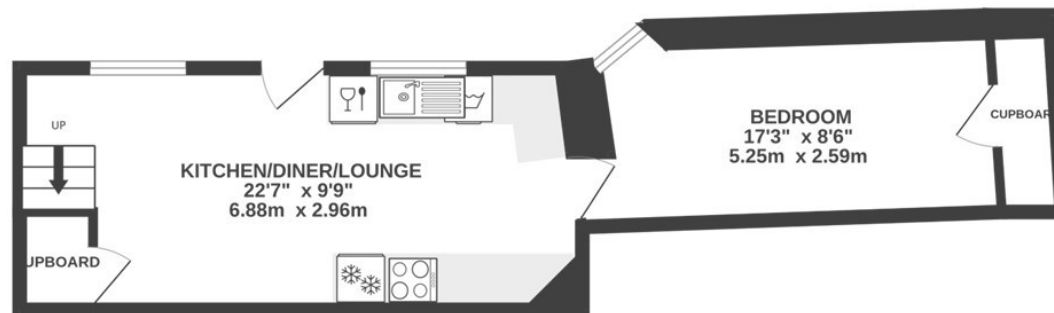
To find Malt Cottage, drive towards Padstow on the A389. Follow the road round the outskirts of the town passing the fire station and main carpark. Turn right at signs for Prideaux Place. Pass the entrance to Prideaux Place and turn left onto Fentonluna Lane. Continue down Fentonluna Lane and then onto Cross Street. The entrance to the mews can be along on the left hand side. A blue slatted gate leads to a small mews of cottages with Malt Cottage at the end. The postcode for satellite navigation is PL28 8AT. What3words: ghost.envoy.inches

"A bijou cottage impressively offering everything one would want from a Cornish bolthole"

1ST FLOOR
 231 sq.ft. (21.5 sq.m.) approx.



GROUND FLOOR
 347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.