CORNWALL ESTATES
PADSTOW
Harbourside

# 6 COMMERCIAL TERRACE, PADSTOW, PL288BX

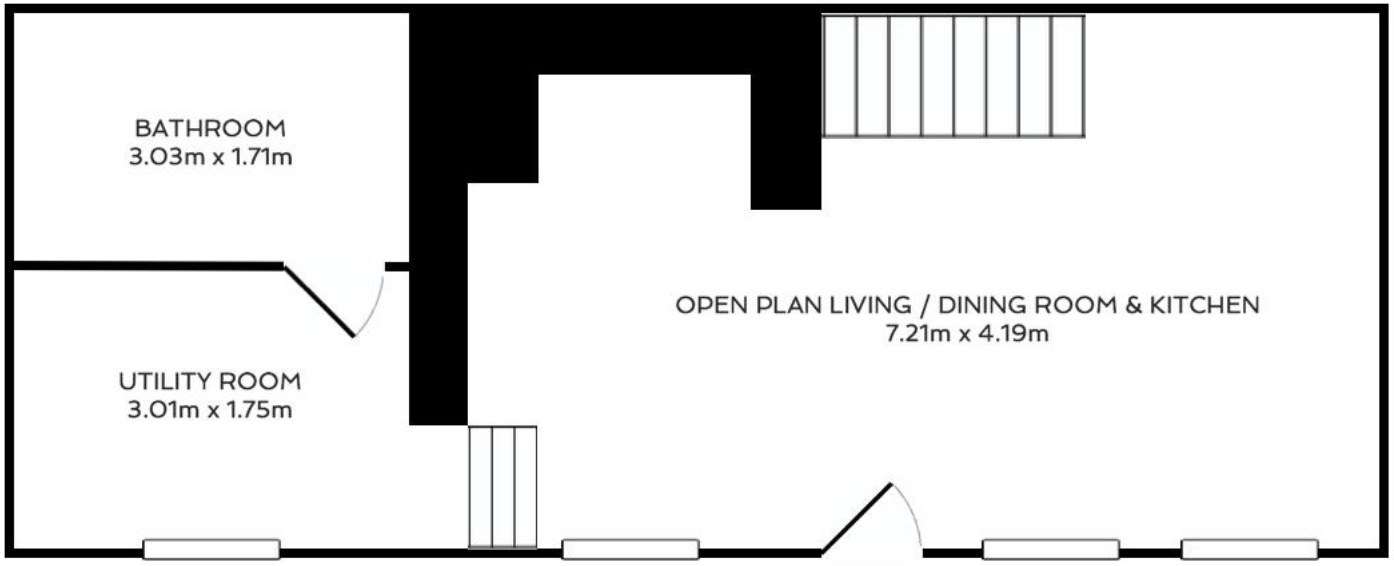
A spacious, three-bedroom character cottage within just seconds of the harbour offering period features and established holiday letting history

**OIRO £495,000**

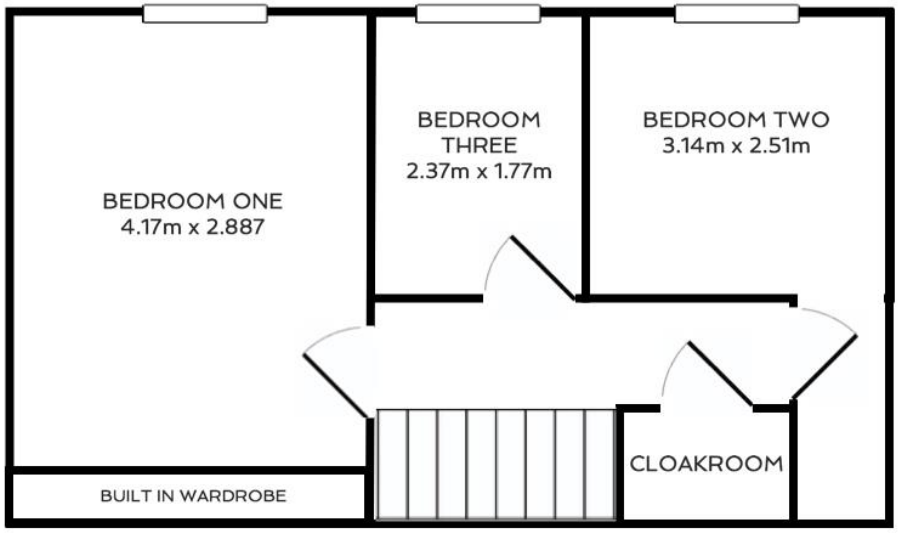
**FREEHOLD**

- CHARACTER COTTAGE
- PERIOD FEATURES
- 50 YRDS FROM HARBOUR
- THREE BEDROOMS
- EXCELLENT HOLIDAY LET
- OPEN PLAN LIVING
- SPACIOUS INTERIOR
- WELL PRESENTED

# FLOORPLAN




GROUND FLOOR




FIRST FLOOR

# ACCOMMODATION

Harbourside, aptly named being only 50 yards from the harbour, is a traditional character cottage thought to be over 250 years old, with a wealth of history and period features.

Sympathetically restored, Harbourside offers comfortable and spacious accommodation which is currently used as a successful holiday let.

The ground floor accommodation comprises of an open plan sitting / dining room and kitchen, with slate flagstone flooring throughout, replica feature cloam oven, recessed shelving and exposed stone walls. There is a useful utility room and large bathroom with bath and shower enclosure.

To the first floor are three bedrooms, two of which are a comfortable double size, and separate cloakroom/wc.

Viewing is recommended to appreciate the spacious interior, a superb investment property in the heart of Padstow

**ENTRANCE**
Part glazed stable-style door to;

**LIVING/DINING ROOM AND KITCHEN**
Beams to the ceiling, ceiling spotlights, staircase to first floor, recessed alcoves and shelving, Exposed Cornish stone walling, three double glazed windows to the front, four wall lights, feature fireplace with electric stove. Two radiators. The kitchen area incorporates a shaker style kitchen, built in oven and grill with electric hob and extractor over, part tiled walls, 1.5 bowl stainless steel sink unit, plumbing for automatic dishwasher, inset replica cloam oven. Steps up to;

**BATHROOM**
Jacuzzi style bath, shower enclosure, fitted wash hand basin with units under, heated towel rail, high level WC, exposed Cornish stone walls, velux window.

**UTILITY ROOM**
Double glazed window to the front, radiator, wall mounted gas central heating boiler, plumbing for automatic washing machine, built in cupboards, door to;

Stairs to first floor;
**LANDING**
High vaulted ceilings, wood flooring, door to;

**BEDROOM ONE**
Double glazed window to the front, radiator, beams to ceiling, fitted wash hand basin, large built in wardrobe, ceiling light, two wall lights.

**BEDROOM TWO**
Original feature fireplace, double glazed window to the front, beams to vaulted ceiling, radiator, over bed storage, fitted skin in unit with cupboards over.

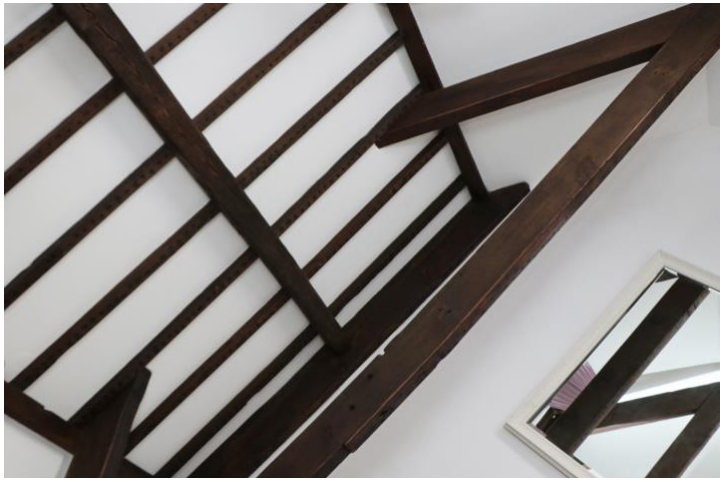
**BEDROOM THREE**
Beams to the ceiling, double glazed window to the front, radiator, ceiling light.

**CLOAKROOM**
Low level WC, radiator, fitted wash hand basin.

**SERVICES**
Mains gas, water, electricity, drainage.

# LOCATION

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, and locations which offer a range of activities. In addition, several notable restaurants in the area promise residents, and visitors alike, a truly memorable culinary experience.



## Beaches

A pleasant walk to the beaches on the Estuary
2 miles to Trevone beach
Within 10 minutes of Harlyn, Treyarnon and Constantine Bay

## Travel

Bus links available within a 5 minute walk
9 miles to Newquay Airport
19 miles to Bodmin Parkway

## Amenities

2-3 minute walk to the town centre
10 minute walk to a supermarket
10 minute walk to Padstow Primary School
8 miles to Wadebridge Secondary School

# CONTACT US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