



THE
PADSTOW
COLLECTION

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Collection



The Development

Situated in a prime location in central Padstow, just a short walk from the harbour, The Padstow Collection is an exclusive development of just ten 2 and 3 bedroom homes with views over the Camel Estuary. Spread across three buildings – The Long Store, The Knot Barn, The Sail Loft - each home will be finished to a luxurious specification and benefit from allocated parking.

About The Developer

Established in 1995, Acorn is an independent development and regeneration specialist that has, for many years, successfully created a range of residential led refurbishment and new build schemes.

The 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. The Padstow Collection offers an excellent investment opportunity with significant holiday letting potential, appraisals are available upon request.

THE PADSTOW

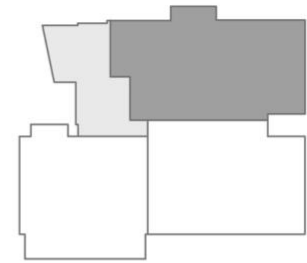
Collection

THE LONG STORE

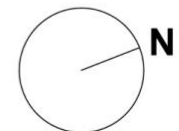
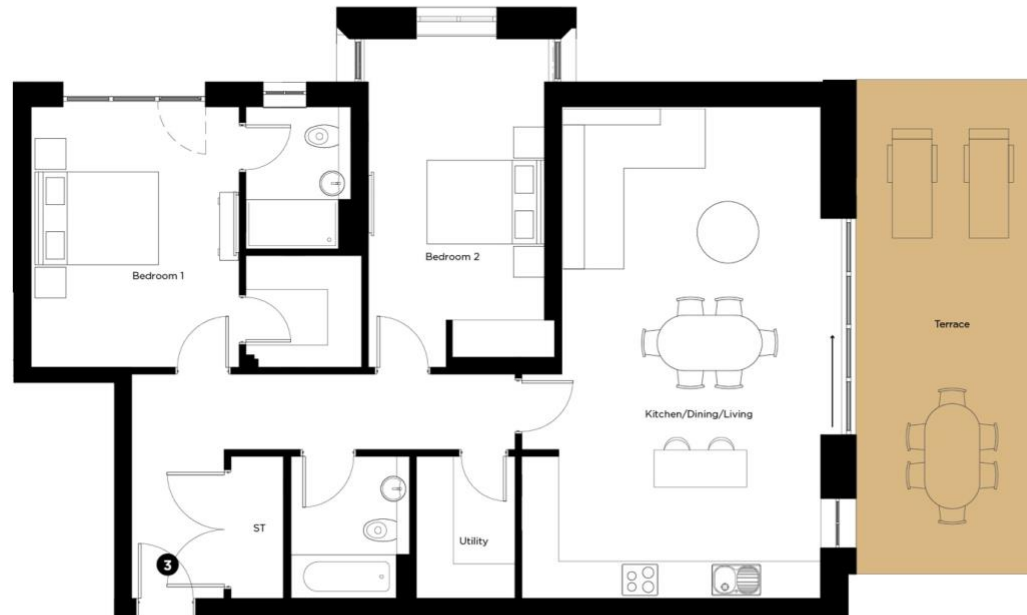
Apartment Three

£795,000

- 2 double bedrooms
- Sea views
- En-suite & walk-in wardrobe to master bedroom
- Private terrace
- Open-plan living
- Contemporary designer kitchen with integrated appliances
- Utility room
- Ground source heating
- Individual storage unit
- Allocated off-street parking
- 5-minute walk to the harbour



Stairs, lift and storage





THE PADSTOW *Collection*

DIMENSIONS & SPECIFICATION



Situated on the first floor, this stunning 2 double bedroom apartment boasts open-plan living space with designer fitted kitchen, integrated appliances and two private balconies.

The master bedroom benefits from an en-suite, walk-in wardrobe and access to the terrace.

The apartment is complete with a second double bedroom, family bathroom, individual storage, utility room and allocated parking space.

All the homes at The Padstow Collection will have views over the Camel Estuary and will be finished to a high-quality specification, including: tiles to bathroom and en-suite, Karndeian flooring to hallway, living and kitchen, carpets to bedrooms and underfloor heating.

Kitchen/Living/Dining

7.90m* x 4.80m* (25'11" x 15'9")

Bedroom 1

4.20m x 3.30m (13'9" x 10'9")

Bedroom 2

5.30m* x 2.80m* (17'4" x 9'2")

*max

SPECIFICATION

Interior Finishing

- Karndeian flooring to hallway, living and kitchen areas.
- Carpet to bedrooms
- Matt emulsion painted walls and ceilings.
- Contemporary style internal doors.

Bathroom / En-suite

- Contemporary white sanitary ware
- Wall hung WC with soft close seat and wash hand basin by Vitra.
- Contemporary brassware with chrome mixer taps by VADO.
- Thermostatic shower by VADO.
- Chrome heated towel rail.
- Tiling to floor and walls.

Kitchen

Designer fitted kitchen featuring handleless soft closing units.

- Caesarstone worktop with splash back behind hob.
- Under-mounted stainless-steel sink.
- A range of integrated appliances by Bosch, to include;
- Fridge/freezer
- Microwave
- Multifunction single oven
- Induction hob with extractor
- Dishwasher
- Wine cooler

Electrical Fittings & Communications

- CAT6A cabling to lounge and all bedrooms.
- Mixture of low energy recessed LED downlights and pendant lights.
- Shaver socket to bathroom and en-suite.

Communal Areas

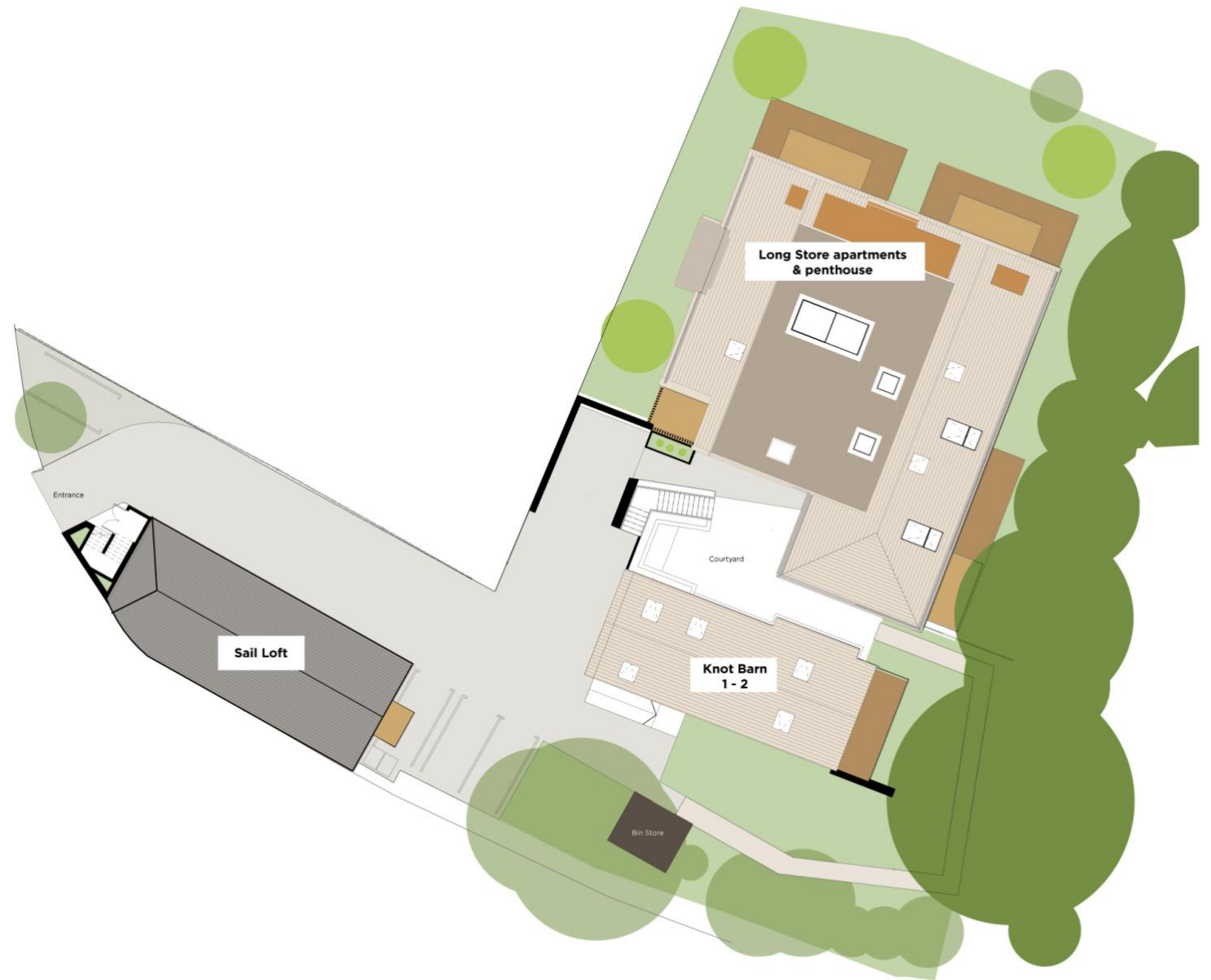
- Stainless steel mailboxes.
- Carpet to stairs.
- Cycle and bin stores.

Heating/Hot Water

- Ground source heating.

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SITE PLAN



THE
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Padstow

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