

CORNWALL ESTATES

PADSTOW



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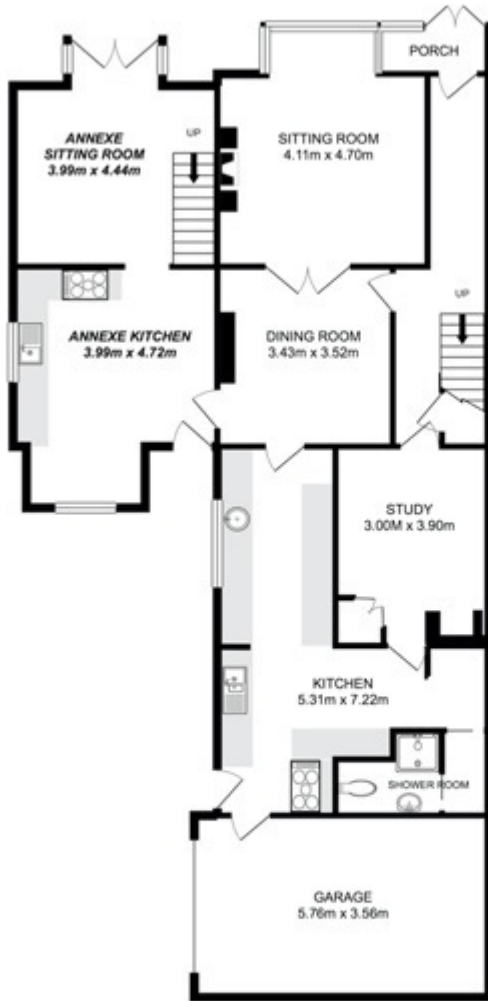
WINGFIELD, PADSTOW,
PL28 8DP

£895,000

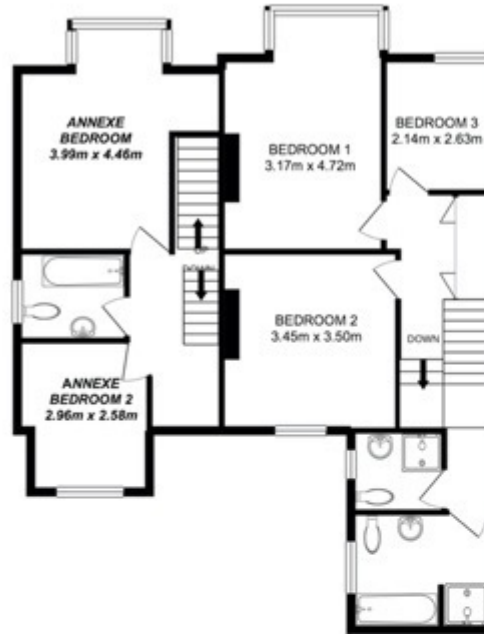
- SUBSTANTIAL PROPERTY
- PERIOD FEATURES
- ATTACHED ANNEXE
- ESTUARY VIEWS
- PRIVATE LOCATION
- LARGE DRIVEWAY
- GARAGE
- POTENTIAL FOR IMPROVEMENT



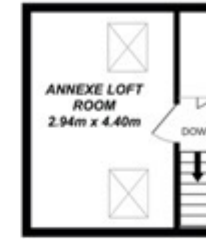
GROUND FLOOR
1430 sq.ft. (132.8 sq.m.) approx.



1ST FLOOR
897 sq.ft. (83.4 sq.m.) approx.



2ND FLOOR
178 sq.ft. (16.5 sq.m.) approx.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2505 sq.ft. (232.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Wingfield comprises a semi-detached property with an attached two-bedroom annexe on the side. In an elevated position, the property enjoys superb, far reaching estuary views from all front facing rooms.

The main property requires refurbishment throughout and offers superb potential for a stunning family or holiday home with the extra benefit of an annexe to the side. There is parking in the driveway and garaging at the rear of the property. The annexe is in fair decorative order, being a later addition, with modern fitted kitchen and bathroom suite, and separate courtyard garden.

The property is situated on Dennis Lane, a quiet, no-through road which leads to a small number of individually designed properties set in ample grounds overlooking the Camel Estuary.

ACCOMMODATION

ENTRANCE

Double glazed front entrance door to;

PORCH

Door to;

HALL

Radiator, ceiling light, original staircase to first floor, understairs cupboard, door to;

LIVING ROOM

4.12m x 4.78m Radiator, ceiling light, fireplace with slate hearth and tiled surround, double glazed bay window to the front with estuary views, doors to;

DINING ROOM

3.53m x 3.49m Radiator, ceiling light, door to;

KITCHEN

7.61m x 2.24m extending to 5.21m Part glazed door to the rear, double glazed window to the rear, wall mounted central heating boiler, 1.5 bowl stainless steel sink unit, door to;

SHOWER ROOM

Low level WC, fitted wash hand basin, shower enclosure, ceiling light, radiator.

STORE ROOM

3.9m x 3.07m Ceiling light.

Stairs to first floor;



LANDING

Half landing, window to rear, radiator, steps up to landing with built in storage along one wall, doors to;

SHOWER ROOM

Shower enclosure, pedestal wash hand basin, low level WC, ceiling light, radiator, double glazed window to the side.

BATHROOM

Double glazed window to the side, ceiling light, access to loft, panelled bath with shower enclosure, pedestal wash hand basin, low level WC.

BEDROOM 1

4.80m x 3.21m Double glazed bay window to the front with estuary views, radiator, ceiling light.

BEDROOM 2

3.5m x 3.5m Double glazed window to the rear, ceiling light, radiator.

BEDROOM 3

2.63m x 2.13m Double glazed window to the front, radiator, ceiling light.

ANNEXE

Double glazed doors to the front and interconnecting door from the sitting room to;

SITTING ROOM

4.49m x 3.96m Double glazed window to the side, radiator, stairs to first floor, door to;

KITCHEN/DINING ROOM

3.97m x 4.63m Double glazed window to the rear, double glazed window to the side, recessed spotlight. A range of base & wall units incorporating a sink unit, plumbing for automatic washing machine, plumbing for automatic dishwasher, built in oven with stainless steel extractor over, radiator.

Stairs to first floor;

LANDING

Doors to;

BEDROOM 1

4.47m x 3.96m Double glazed bay window to the front with estuary views, radiator.

BATHROOM

Curved bath, low level WC, pedestal wash hand basin, recessed spotlight, tiled flooring, double glazed window to the side.

BEDROOM 2

2.30m x 2.73m Double glazed window to the rear, ceiling light, radiator.

Wooden steps to second floor;

LOFT ROOM

4.41m x 2.94m Velux window to the front with estuary views, velux window to the rear.

OUTSIDE

GARAGE

5.81m x 3.56m Vehicular door to the front. Personal door to the annexe kitchen.

GARDENS

Enclosed patio garden at the rear with picket fence enclosure. The garden at the front comprises of lawned areas, currently uncultivated, with greenhouse and views to the estuary.

DRIVEWAY

The driveway leads along the width of the house and garden and offers parking for multiple vehicles. An agricultural right of way exists over the driveway for access to the neighbouring field. This access has not been used for many years.

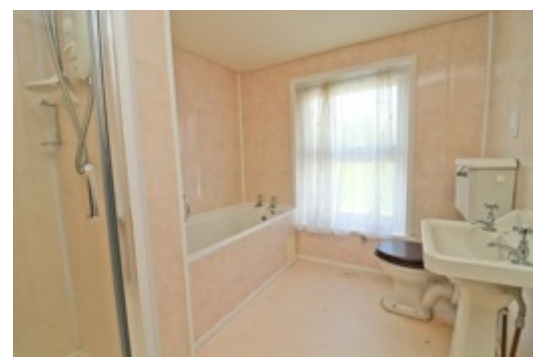
SERVICES

Mains water, drainage, electricity, sewerage.





MAIN HOUSE ACCOMMODATION



ANNEXE ACCOMMODATION

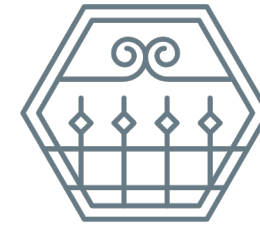




Padstow is a highly desirable destination in the West Country. It is a striking harbour town, a working fishing port, and is surrounded by a stretch of coastline of outstanding natural beauty.

Famous for its selection of gourmet restaurants, including those of Rick Stein and Paul Ainsworth, Padstow offers an amazing culinary scene and several brilliant pubs and bars.

Situated ideally by the South West Coast path for beautiful scenic walks, and of course, there are several stunning beaches within a short drive providing a huge choice of water sports.



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