

# CORNWALL ESTATES

PADSTOW



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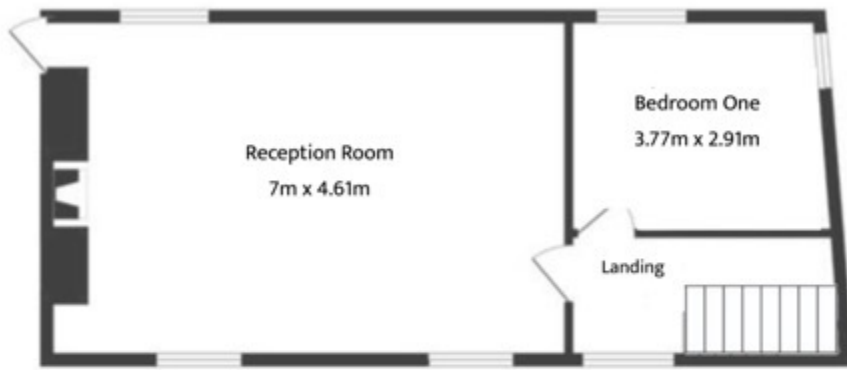
PADSTOW

POLYPHANT HOUSE,  
7 CROSS STREET,  
PADSTOW, PL28 8AT

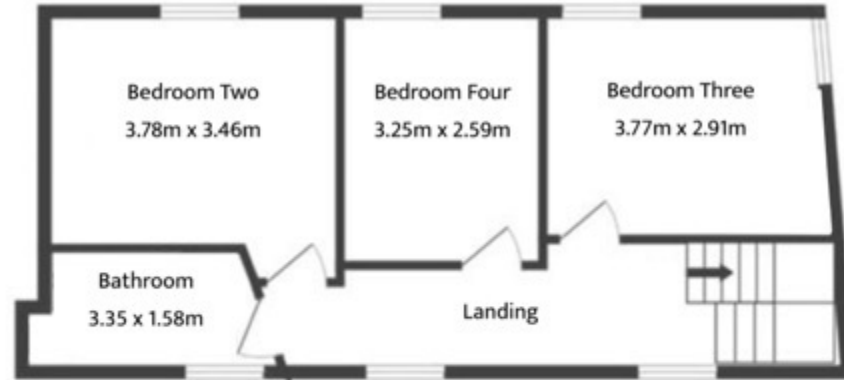
£1,150,000

- CHARACTER PROPERTY
- GRADE II LISTED
- BEAUTIFUL WALLED GARDENS
- DETACHED GARAGE
- SUPERB PROPORTIONS
- REFURBISHMENT PROJECT
- ENORMOUS POTENTIAL
- WONDERFUL OLD TOWN LOCATION, TWO MINUTE WALK FROM HARBOUR

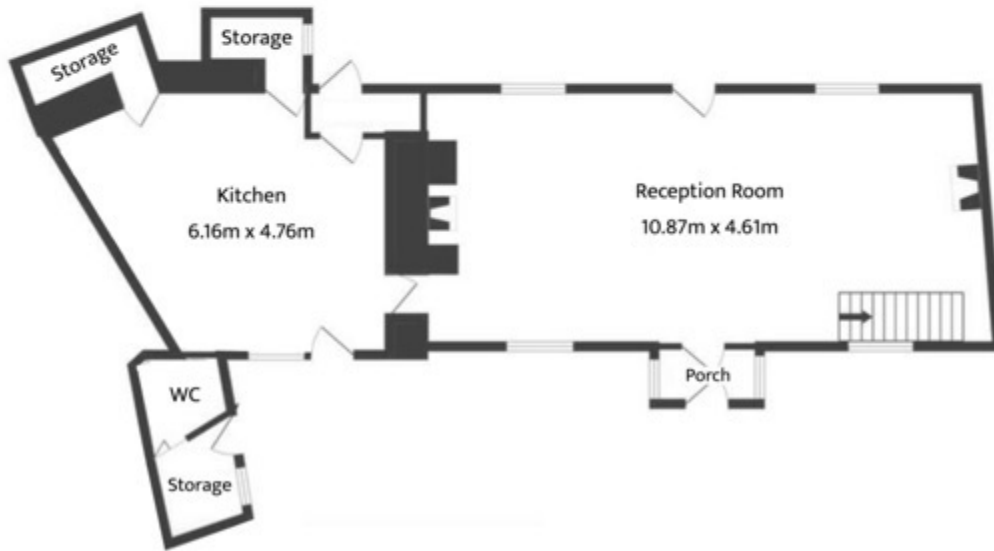




First Floor 511 sq.ft. (47.4 sq.m)



Second Floor 503 sq. ft. (46.7 sq.m.)



TOTAL FLOOR AREA  
1883 sq. ft. (174.9 sq.m.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

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Polyphant House is a superb example of the architectural history and heritage of Padstow, and really must be viewed to appreciate its full potential.

Originally built in the 17<sup>th</sup> century, then undergoing a remodel in the 18<sup>th</sup> Century, this grand property has watched over Padstow through its metamorphosis from fishing town to foodie haven. An imposing house in all the right ways, with a commanding yet elegant exterior which belies the bohemian grandeur within. Demonstrating the popular Georgian style of frontage, the exterior is slightly set back from the street behind original railings which lends an air of dignity to its substantial façade.

Once inside, the treasure trove of historical features continues. The ground floor has benefitted from a previous remodel which has opened up what was a set of smaller rooms, creating a large, light filled parlour featuring dual aspect sash windows, another superb feature of this handsome property. Also on this floor is a kitchen with flagstone flooring and an Aga, which leads out to several outbuildings and storage areas.

The gracious proportions of this property continue in the upper floors, with the first floor housing a further sitting room which is imbued with Georgian splendour, accentuated by the light flooding in through the multi-paned sash windows from both northerly and southerly aspects. A spacious bedroom completes this floor, again taking advantage of wonderful natural light from dual aspect windows. The upper floor currently houses three bedrooms, all set towards the front of the house, and a family bathroom.

The property was originally connected to the adjacent house and is currently in the process of having the title and services separated.

To the rear of the property is a real jewel in the crown, a large walled garden packed with mature planting and lush greenery. This outside space has a magical feel, a real "secret garden" cocooned within the character-filled walls. As the property has access from the garden onto Church Street, there is a possibility (subject to the correct planning applications) to create a secondary access point, and even a parking area or garage. In addition to this, the property does come with a detached garage with parking for two cars, located opposite the front of the building at the corner of Cross St and St Saviours Lane.

Although this lovely house is in need of comprehensive refurbishment, there is a real opportunity here to inject a modern interpretation into these incredible, original features and bring this property back to life.



Polyphant House has an enviable location, right in the heart of Padstow's atmospheric Old Town. A 2-minute walk will bring you to Padstow harbour, which has year-round appeal due in part to its reputation as a well-respected foodie destination. The town is home to a large selection of eateries, including Rick Steins flagship restaurant, The Seafood Restaurant as well as Paul Ainsworth's highly regarded No. 6 and the always buzzing Prawn on The Lawn.

Popular with activities enthusiasts, the area has built a solid reputation in the world of sport as home to several of the best surfing beaches in the UK, as well as two championship golf courses and the famed Southwest Coast Path, which provides access to stunning scenery along the area's dramatic coastline.

With easy access to the A30 via Wadebridge, Polyphant House has good transport links to the county's major roads. Newquay Airport lies 14 miles away and has regular flights to London Gatwick as well as several international cities, whilst Bodmin Parkway Station lies 19 miles away and has regular services to London Paddington, including a regular sleeper service.

#### TENURE

Freehold

#### SERVICES

Mains electricity, water, gas and drainage.

#### PROPERTY CONSTRUCTION

Stone walls, not insulated. Pitched roof, single glazed sash windows.

#### HEATING

No heating at present – radiators not connected. Electric hot water cylinder.

#### MOBILE PHONE COVERAGE

Full coverage voice and data.

#### PARKING

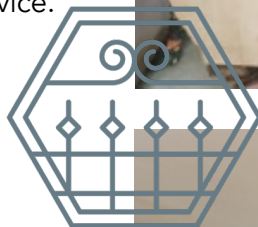
Parking for two cars in the garage.

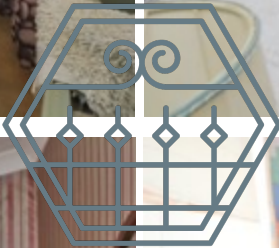
#### RESTRICTONS

Grade II Listed. Property is within a conservation area.

#### COUNCIL TAX BAND

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P A D S T O W

5 Broad Street

Padstow

PL28 8BS

01841 550999

[sales@cornwallestates.co.uk](mailto:sales@cornwallestates.co.uk)