



10 Retreat Court

St. Columb



Jackie Stanley

ESTATE AGENTS



- **Gorgeous Grade II Listed Converted Building**
- **Two Double Bedrooms & Two Stylish Modern Bathrooms**
- **Beautifully Refurbished Throughout**
- **Contemporary Kitchen with Integrated Appliances**
- **Original Period Features**
- **Immaculate Communal Gardens & Grounds**
- **Allocated Parking Space**
- **Located in a Quiet Area of this Historic Market Town**



Situated in a quiet area of an historic market town, this elegant two double bedroom converted former Cornish workhouse exhibits the architectural merits & appealing characteristics of the original Grade II listing building.

Externally, the original building displays attractive granite and stone detailing and beautifully and immaculately maintained communal gardens and grounds. There are communal parking areas with the property having one allocated space.

Subsequent to being a Cornish workhouse, Retreat Court was a hospital and was converted to residential properties in 2002. Number 10 is the former reception and sits prominently within the development. A

quirky property, the accommodation centres around the octagonal dining area with all rooms leading off.

There are two genuine double bedrooms and two newly and stylishly fitted bathrooms include a master en-suite shower room. The living/kitchen area is home to a contemporary fitted kitchen with integrated glass gas hob, electric oven, fridge, freezer, dishwasher and washing machine. The breakfast bar separates the kitchen from the comfortable living area. The aforementioned octagonal dining room is a wonderful space with black and white tiled floor, cupboard, serving hatch to the kitchen and a view straight down the entrance hall to the communal gardens.

The property has unusually high ceilings, sliding sash windows, fitted blinds, premium carpets and luxury vinyl flooring. Please note, properties at Retreat Court are not permitted to holiday let.

This is a leasehold property and benefits from the remainder of a 999 year lease. There is a service charge of £1,758 per annum which includes buildings insurance, external maintenance of the building and upkeep of the communal gardens and grounds. The ground rent is £133.56 per annum.

10 Retreat Court, St Columb, TR9 6AD

£263,500 guide



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Services to the property include mains water, electricity, gas and drainage. EPC rating TBC. Council tax band B. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile connectivity.

The locality of Retreat Court allows for peaceful living in an edge of town setting yet is within easy reach of main transport links via the A39 and Newquay Airport which are just minutes away. As such, we at Jackie Stanley highly recommend an internal viewing at the earliest opportunity to fully appreciate the immaculate characteristics of this lovely property.

The favoured town of St Columb is an old market town and was the historic banking capital of North Cornwall. The Bishops Palace, built in the 17th Century, is still in existence. This vibrant Cornish town offers a comprehensive range of amenities including two butchers, a Co-Op, a post office, a chemist, library, antique shop, tea rooms, public houses, a hairdressers and barbers, a large hardware store and a variety of other small shops. St Columb Primary School has an excellent reputation. The town lies approximately 6 miles inland of the revered coastal hotspot of Mawgan Porth with its stunning sandy beach and the multi award winning Bedruthan Hotel and spa. Within 9 miles is the historic and picturesque fishing village of Padstow which offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6 and of course Rick Steins esteemed Seafood restaurant. Retreat Court is a great base from which to explore the surrounding coastline and within easy motoring distance are the beautiful beaches of Harlyn Bay, Trevone Bay, Constantine Bay and Trevarren all offering access to the south west coast path. The nearest mainline station is Bodmin Parkway which is approximately 16 miles distant with the nearest airport at Newquay just 4 miles away with internal and international flights.

To find Retreat Court, leave Padstow and follow the A389 for approximately 6.5 miles passing Trevisker Garden Centre along the way. Continue along the A389 as it becomes the B3274 and follow all the way to Winnards Perch roundabout. At the roundabout, turn right onto the A39 and drive to the next roundabout. Take the last exit signposted St Columb Major and follow Station Road into the town. As Station Road becomes fair Street and then Fore Street, continue along the road into the heart of the town to Market Place. At the T junction, turn right onto Union Square and then left onto Union Hill. Follow Union Hill down to the bottom where the driveway to Retreat Court can be found on the left hand side. The postcode for satellite navigation is TR9 6AD. What3words: campus.accent.whirlwind