



6 St Saviours Lane

PADSTOW



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ESTATE AGENTS



- ***Peaceful Elevated Setting moments from the Vibrant Quayside, Shops, Cafés & Restaurants***
- ***Beautiful Views of the Camel Estuary & the Vibrant Harbour Below***
- ***Two Bedrooms & One Modern Bathroom***
- ***Original Character with Modern Touches***
- ***Long Tranquil South Facing Walled Gardens***
- ***Small parking Space & Balcony Overlooking the Prideaux Brune Deer Park***
- ***Located in Padstow Old Town & Area of Conservation***



Located in a coveted position within the highly sought after old town of Padstow is this two bedroom semi detached cottage offering far reaching views over the Camel Estuary.

6 St Saviours Lane provides a haven of tranquility, elevated above the hustle and bustle of the working harbour below with a vista across the rooftops to the Camel Estuary beyond.



Noteworthy features include an open fireplace in the sitting room, a Rangemaster gas cooker in the kitchen, an open fireplace in the dining room, a balcony to the front overlooking the Prideaux Brune deer park, a small parking space and a long lawned walled garden to the rear.

The accommodation briefly comprises a spacious entrance hall, sitting room with French doors to the garden, galley style kitchen with the aforementioned Rangemaster cooker, cloakroom and cosy dining room with open fireplace and in-built bench seating.

Up on the first floor is a beautiful double bedroom with built in wardrobes and a wonderful aspect over the rooftops below and Camel estuary beyond. The second bedroom is considered a single room with access onto the front facing balcony. The family bathroom has a modern suite with both a bath, shower enclosure and crisp white sanitary ware.

To the rear of 6 St Saviours, aka Three Buoys, is an attractive fully enclosed south facing walled garden mainly laid to lawn with established planted borders and small garden shed at the very end. A traditional slate patio abuts the rear of the cottage, perfect for al fresco dining, with a small store room to the side. To the front is a parking space for one small car. Services to the property include mains water, gas, electricity and drainage. EPC rating D. Council tax band deleted. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile connectivity.

In recent years, 6 St Saviours Lane has been let out as a successful holiday rental property providing a reliable income stream throughout the year. Details available upon request.

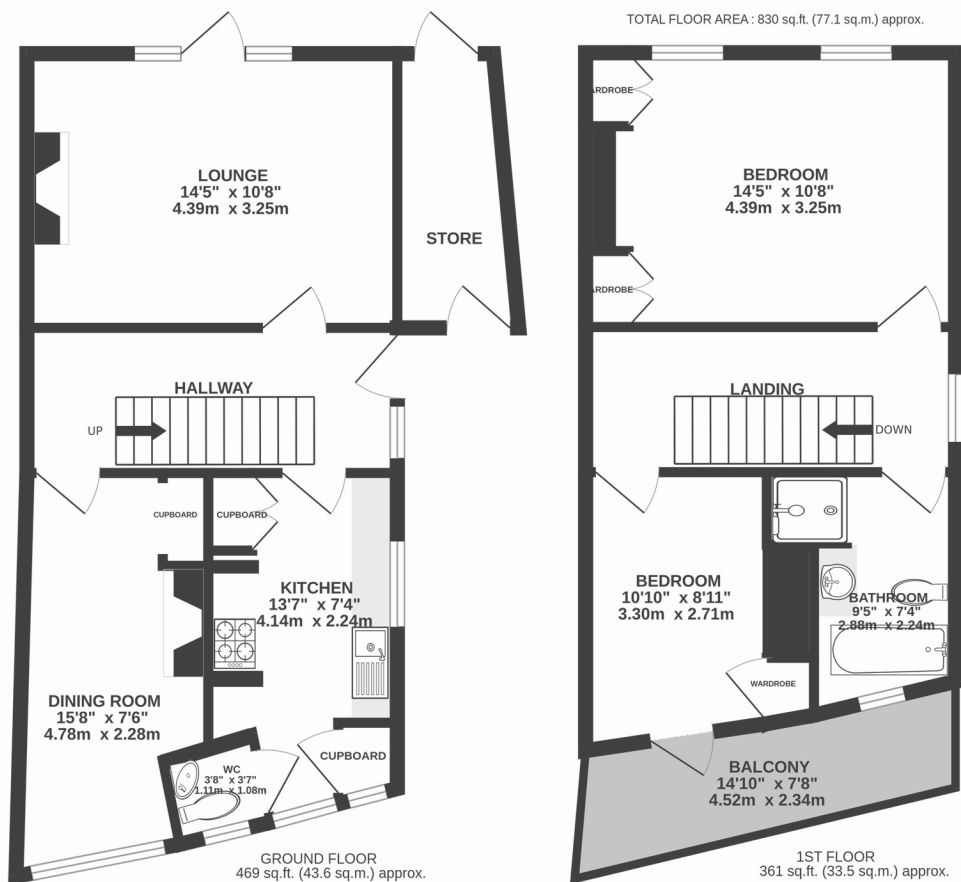


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£750,000 guide

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“Located in a coveted position within the highly sought after old town of Padstow”



This coveted setting within a tranquil area of conservation located only a few minutes walk of the vibrant quayside, shops, cafes and restaurants that picturesque Padstow offers.

The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafés, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Stein's esteemed Seafood restaurant. An area of outstanding natural beauty, there is an abundance of sandy beaches within 2 to 4 miles as well as the championship golf course at Trevose. The town also has a supermarket and excellent Primary School. For more extensive shopping facilities, the thriving market town of Wadebridge is just 7 miles distant and offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay approximately 14 miles away.

To find 6 St Saviours Lane, drive towards Padstow on the A389. Follow this road around the outskirts of the town passing the fire station and main carpark on your right. Turn right at signs for Prideaux Place and Fentonluna. Pass the entrance to Prideaux Place then take the next left into Tregirls Lane. Take the second right onto Fentonluna Lane and follow until you see St Saviours Lane on the left hand side. Follow St Saviours Lane and number 6 can be found along on the right hand side. The postcode for satellite navigation is PL28 8BD. What3words: delved.leap.gnows