

# Mabley Cottage

PADSTOW



26  
Mabley  
Cottage



**Jackie Stanley**  
ESTATE AGENTS



- **Much Loved Cottage Located in Padstow Old Town & Area of Conservation**
- **Packed Full of Originality & Bijou Design**
- **Two Double Bedrooms**
- **Wood Burning Stoves & Beamed Ceilings**
- **Smart Modern Shower Room**
- **Private & Enclosed Terraced Garden**
- **Quiet Tranquil Setting moments from the Vibrant Quayside, Shops, Cafés & Restaurants**
- **Currently run as a holiday let with bookings in place**



In the highly sought after old town area of Padstow is this much loved two bedroom character cottage packed full of fisherman's cottage charm and bijou design.

Mabley Cottage is tucked away in High Street, a quiet and tranquil setting and area of conservation located only a few minutes walk from the vibrant quayside, shops, cafes and restaurants that picturesque Padstow offers.



This utterly cosy abode has a ground floor comprising an inviting sitting room focused around the wood burning stove with a cute window seat for watching the world go by. The intimate dining room has a beautiful feature fireplace with log burner, ceiling beams and space for a dining room table and chairs. The kitchen, located to the rear of the cottage, is compact but perfectly formed and equipped. The ground floor is complete with a smart modern shower room and separate cloakroom.

Two double bedrooms can be found on the first floor. The master bedroom to the front has not one but two window seats providing a pleasant place to enjoy the view across the rooftops to St Petroc's Church. There is also a feature fireplace. The second bedroom, also a double, is located to the rear.

From the kitchen, is a stable door leading up to a private walled garden complete with slate patio and a raised bed. There is ample space for outdoor furniture within this suntrap garden!

Mabley Cottage has a handsome traditional stone façade in keeping with the local vernacular of Old Town Padstow and one would recommend an appointment to view at your earliest convenience. Mabley Cottage is currently a successful holiday let and can be sold fully furnished with future bookings in place. Details available upon request.



**Mabley Cottage, Padstow PL28 8BB**  
£549,995 guide

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Services to the property include mains water, electricity and drainage. EPC rating F. Council tax band B. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile connectivity.

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 are an abundance of sandy beaches within 2 to 4 miles as well as the championship golf course at Trevoze. 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 Mabley Cottage, drive towards Padstow on the A389. Follow the road round the outskirts of the town passing the fire station and main carpark. 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 next right into High Street and Mabley Cottage can be found along on the right hand side. The postcode for satellite navigation is PL28 8BB. What3words: removals.coherent.silently

