

CORNWALL ESTATES

PADSTOW



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LEE COTTAGE,
TREVERBYN ROAD,
PADSTOW, PL288DW

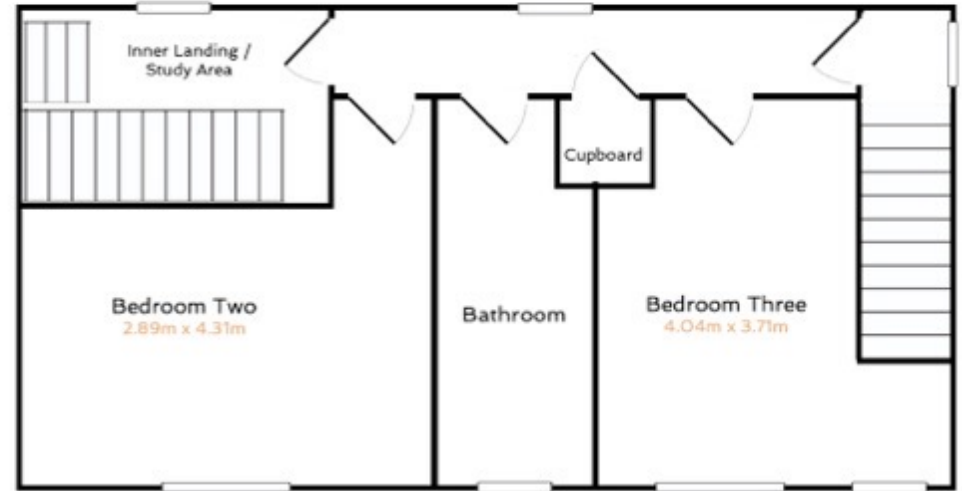
GUIDE £995,000

- EDWARDIAN RESIDENCE
- SEMI DETACHED
- PERIOD FEATURES
- HIGH SPECIFICATION RENOVATION
- LARGE DRIVEWAY
- GARAGE & COURTYARD
- ESTUARY VIEWS
- THREE BEDROOMS





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Second Floor

IMPORTANT NOTICE

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Lee Cottage comprises the Northern wing of this substantial Edwardian house, divided many years ago into four units, each enjoying mesmerising views across the Camel Estuary.

Built in 1909, this imposing residence sits in an elevated position, and has beautiful sea views together with a generous private driveway, accessed via a five bar gate, with parking for several vehicles. A detached garage sits in the Western corner of the driveway and a courtyard garden at the side of the house.

The house has recently undergone a scheme of high specification renovation enjoying a blend of character and contemporary design; fully insulated and dry lined, with gas fired mega flow heating system and underfloor heating on the ground floor, fire sprinkler system in the kitchen and stairwell, contemporary kitchen and bathroom suites.

The accommodation is arranged over three floors with three bedrooms in total. On the ground floor the triple aspect sitting room faces the estuary and enjoys wonderful water views, new double glazed sash windows with deep slate sills add character to the room.

The kitchen & dining room includes new base and wall units with a wooden worktop and ceramic sink unit, tiled flooring, AGA and new central heating boiler. A cloakroom with wc and wash hand basin complete the ground floor.

On the first floor the landing gives access to two double sized bedrooms and a family bathroom which has been finished to a contemporary high standard. The second floor comprises a spacious master bedroom suite with open en-suite shower.

Located in a sought after position in Padstow, just a five minute walk to the harbour and town centre; Lee Cottage offers a unique and beautiful residence overlooking the estuary, with excellent rental potential or equally suitable as a home.





ACCOMMODATION

ENTRANCE

Front entrance door to;

HALL

Travertine flooring, underfloor heating, recessed spotlights, doors to;

SITTING ROOM

Triple aspect room; double glazed sash windows to the front, side and rear. Front facing window enjoying views over the water to Rock beyond. Underfloor heating, recessed spotlights.

CLOAKROOM

Double glazed window to the rear, low level WC, recessed spotlights, fitted wash hand basin, travertine flooring, underfloor heating.

KITCHEN

A range of base and wall units with wooden worktop and ceramic sink unit, AGA, travertine flooring, underfloor heating, recessed spotlights, wall mounted central heating boiler, plumbing for automatic washing machine, double glazed sash window to the front.

Stairs to first floor;

LANDING

Double glazed window to the side, door to;

INNER LANDING

Double glazed window to the rear overlooking the estuary, radiator, built in cupboard housing hot water cylinder, doors to;

BEDROOM THREE

Two double glazed windows to the front, radiator, recessed spotlights.

BATHROOM

Twin fitted wash hand basins with units underneath, heated towel rail, low level WC, panelled bath with shower attachment and rain-head shower, part tiled walls, recessed spotlights, mirror.

BEDROOM TWO

Double glazed window to the front, radiator, recessed spotlights.



INNER HALL / STUDY AREA

Door from the landing to a wide landing area which could be utilised as a small study area with double glazed window overlooking the water views to the rear, radiator, recessed spotlights, wall light. Stairs to second floor;

MASTER BEDROOM SUITE

Two velux windows to the front, velux window to the rear with views over the Camel Estuary to Rock & Porthilly. Open en-suite area with double shower enclosure, low level WC, pedestal wash hand basin & heated towel rail.

GARAGE

Sited in the corner of the driveway, single sized garage with up & over door.

PARKING & DRIVEWAY

A generous, private driveway with room for multiple vehicles. Five bar gate. Raised terrace with an established range of flowering plants.

GARDEN

Easy to maintain courtyard garden at the side of the property with views over the estuary.

CONSTRUCTION

Stone built property with pitched tiled roof and double glazing.

TENURE

Freehold

COUNCIL TAX

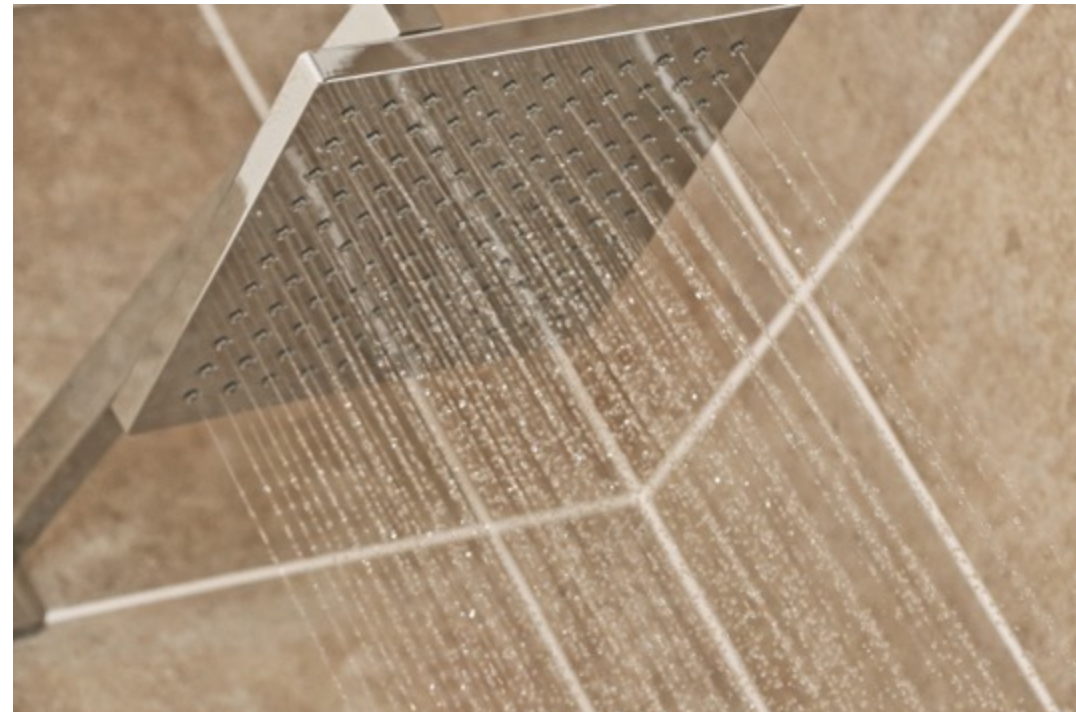
Band D

SERVICES

Mains gas central heating. Mains electricity, no EV charger installed, nearby facilities within one mile. Mains sewerage. Mains water. Full mobile coverage with EE, O2, Three, Vodafone.

LOCATION

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, and locations which offer a range of activities. In addition, several notable restaurants in the area promise residents, and visitors alike, a truly memorable culinary experience.



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