

Chi Kel
TREVONE



Jackie Stanley
ESTATE AGENTS





- **Brand New Exquisitely Designed A Rated Detached House**
- **Approximately 200 Metres from the Sandy Beach & Rock Pools of Trevone Bay**
- **Five Double Bedrooms/Four Chic Modern Bathrooms**
- **Air Source Heating, Solar PV & Battery Storage**
- **Abundance of High Specification Fixtures & Fittings**
- **Flawless & Contemporary Living Accommodation**
- **Landscaped Grounds & Large Storage Facility**
- **Electric Gates with Video Entry System & Ample Driveway Parking**

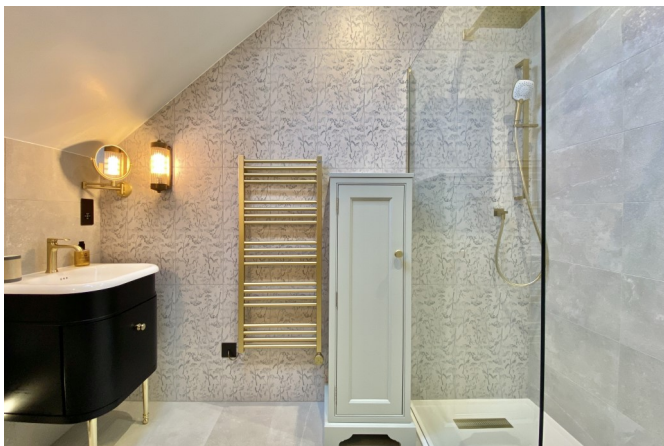
As if plucked from the pages of an interior design magazine comes this exquisitely designed and executed five bedroom detached house of exacting standards, situated just 200 metres from the beautiful and revered sandy beach at Trevone Bay.

Chi Kel is a brand new contemporary dwelling in 2023, built by local firm Orchard Construction to a bespoke and high specification finish with over 2,000 square feet of high quality accommodation and A rated energy performance.

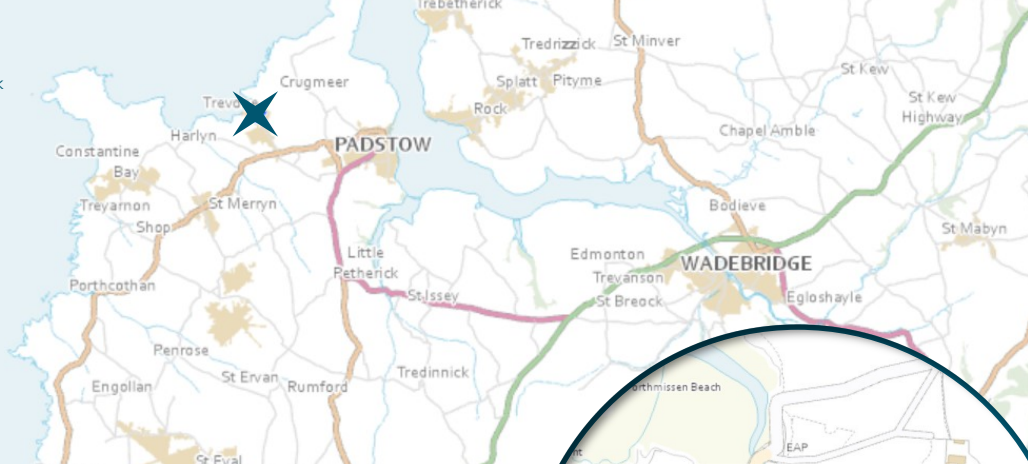
The huge specification of Chi Kel includes MVHR, air conditioning, air source underfloor heating throughout, solar PV with battery storage, aluminum windows and doors with internal blinds, electric Velux windows with internal blinds, bi-fold doors, a beautiful bespoke Walnut staircase and ceramic herringbone floor. Furthermore, the bespoke kitchen has combination of Quartz and granite work surfaces, a Quooker hot tap, ceramic hob with downward extraction, two dishwashers, fridge/freezer and eye level ovens. There is even a pantry and separate utility/boot room.

Chi Kel has five genuine double bedrooms, three of which complimented by chic and stylish en-suite bathrooms together with a further family bathroom. The master bedroom, on the ground floor, has built in wardrobes/dressing area and a luxurious en-suite bathroom with freestanding roll top bath, walk through shower and bespoke fixtures.

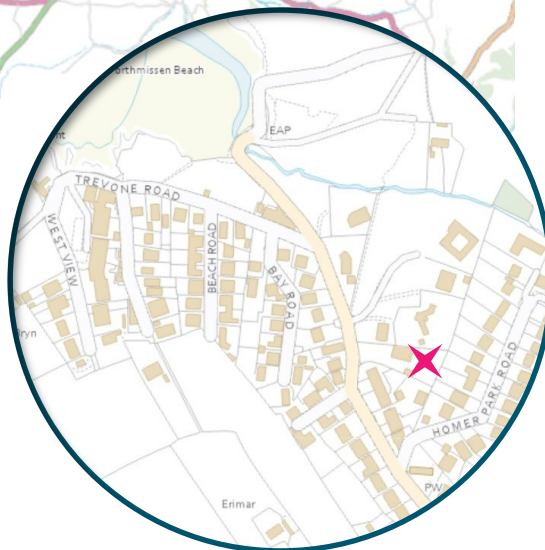
Chi Kel, Trevone, PL28 8QX
£1,395,000 guide



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'Exquisitely designed and executed five bedroom detached house of exacting standards'



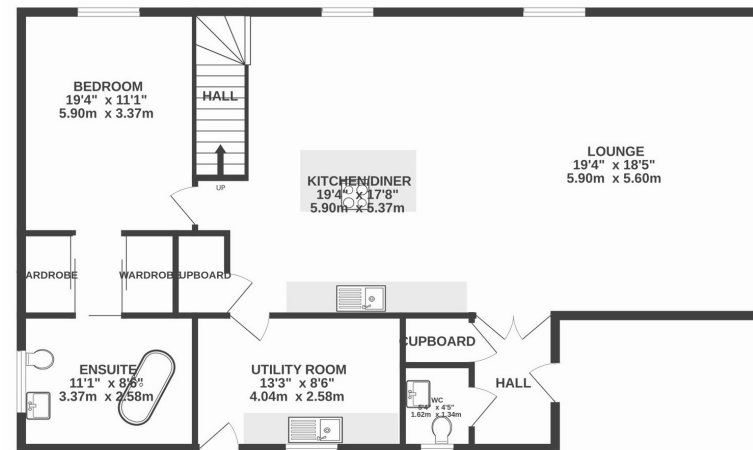
Chi Kel is privately situated just 200 meters from the sand and surf of Trevone, hidden away at the end of a long driveway behind electric gates with video entry system. There is plenty of parking on the gravelled driveway with paved patio and paths extending around the property. To the rear is a purpose built storage room with the boundaries consisting on Cornish stone walls and fencing. A useful outside shower is provided for swimmers returning from the nearby beach.

Services to the property include mains water, electricity and drainage. EPC rating A. Council tax band F. Please note, Chi Kel has a right of way over the driveway of neighbouring Tristan for access.

Trevone Bay is a highly popular coastal village in an area of outstanding natural beauty. There is a beautiful sandy beach, a wonderful separate slate beach ideal for children to go rock pooling, and a fabulous footpath for stunning walks along the North Cornish coast. The highly regarded farm shop, a short walk up the hill, supplies a wonderful range of fresh local produce and the surf shop by the beach also has a café with a bar and evening music. The historic and picturesque fishing town of Padstow is less than two miles away and has many lovely cafes, pubs and restaurants including Paul Ainsworth's Michelin-starred No. 6, cool seafood bar Prawn On The Lawn and Rick Stein's esteemed Seafood Restaurant.

To find Chi Kel, follow the B3276 coast road out of Padstow towards Trevone following signs to Newquay. Follow this road for just over half a mile and then turn right at signs for Trevone. Follow Trevone Road all the way down towards the beach. The entrance to Chi Kel along with the neighbouring property Tristan can be found approximately 200 metres from the beach on the right hand side. The postcode for satellite navigation is PL28 8QX. What3words: sprinting.compose.soaks

GROUND FLOOR
 1200 sq.ft. (111.4 sq.m.) approx.



TOTAL FLOOR AREA : 2673 sq.ft. (248.3 sq.m.) approx.

1ST FLOOR
 1473 sq.ft. (136.9 sq.m.) approx.

