

The Old Forge House

TREVONE



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ESTATE AGENTS



- **Substantial & Characterful Detached Property of over 1,900 Square Feet**
- **Modern Kitchen with Fully Integrated Appliances**
- **Three Wood Burning Stoves**
- **Five Bedrooms/Five Bathrooms**
- **First Floor Lounge with Wide Ranging Views towards the Sea & Coastline**
- **Enclosed Contemporary Garden with Hot Tub**
- **Ample Driveway Parking**
- **Approximately 0.7 Miles from the Sandy Beach, Rock Pools & South West Footpath**

The Old Forge House is situated towards the top of Trevone Bay in the hamlet of Windmill, just moments from the popular sandy beach and rockpools and approximately one mile from vibrant, picturesque Padstow.

The Old Forge House has a rich history being one of the oldest buildings in the vicinity. The original building has been cleverly connected to the main house by our clients to provide over 1,900 square feet of spacious and versatile accommodation.

As the accompanying floorplan illustrates, the accommodation includes a first floor lounge—a generous and well appointed

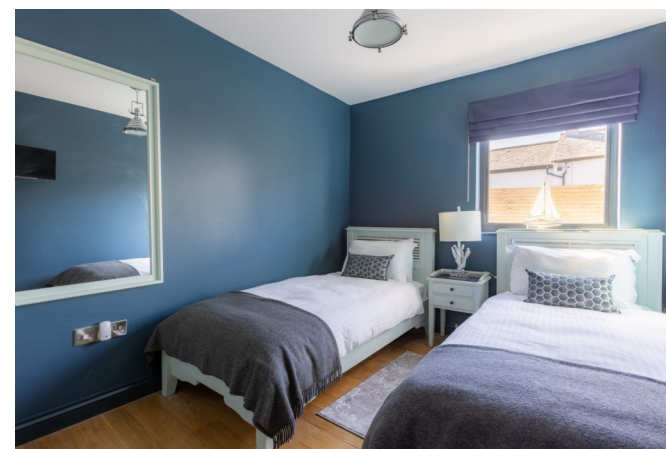
living space with views towards the coast and surrounding area as well as a wood burning stove. The ground floor consists of no less than five bedrooms and five stylish bathrooms including four en-suites. The kitchen/dining room is super modern with a comprehensive range of sleek cabinetry with Quartz work surfaces, fully integrated appliances including white goods and bi-fold doors to the garden. The snug area is complete with inset wood burning stove, central staircase to the first floor lounge and door to the rear patio.

Externally, The Old Forge House benefits from a superb enclosed ultra modern rear garden, with low maintenance artificial grass, chiminea, hot tub, outside shower, and comfortable seating area, encompassed with well maintained fenced boundaries. To the other side of the building is a private patio space with room for a table tennis table.

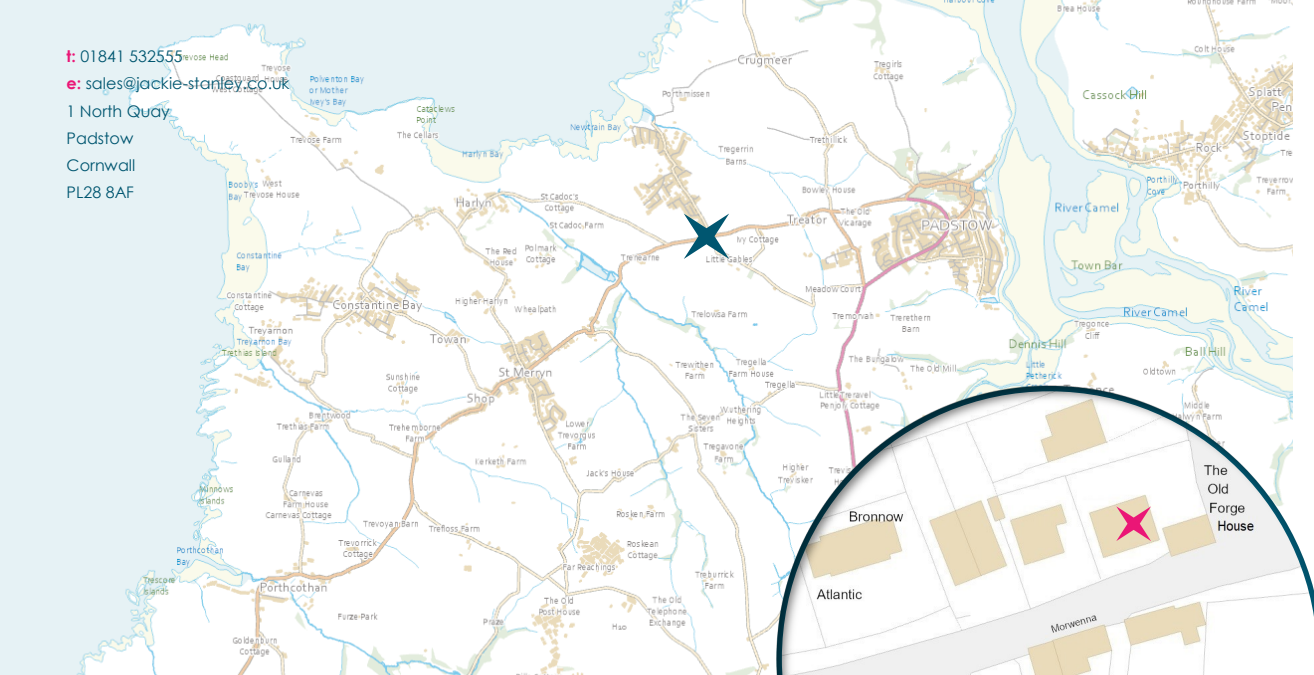
To the front of the property there is a large off road gravelled area for parking for a minimum of 4 cars, with access to the rear garden.

The Old Forge House, Windmill Trevone, PL28 8RY

£1,150,000 guide



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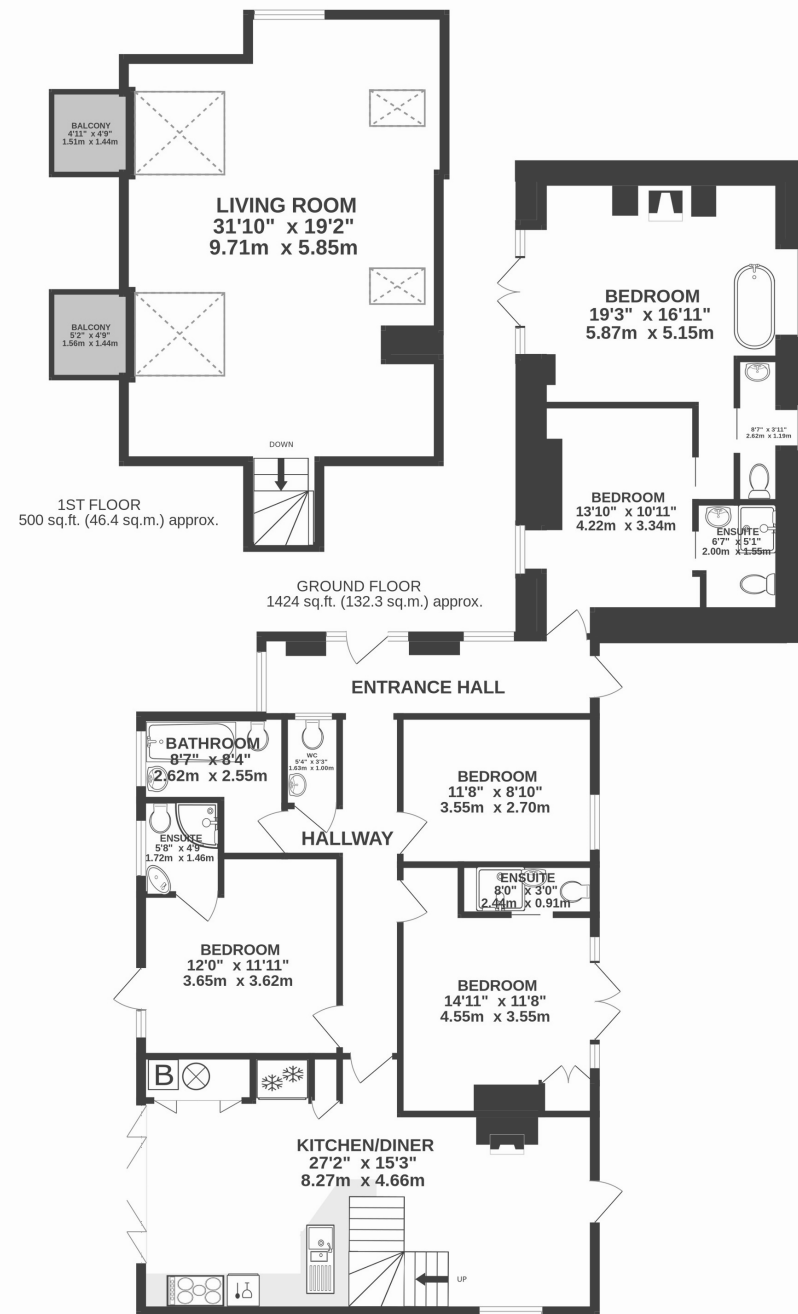
“A beautifully updated property, offering spacious modern living and an outside space that is perfect for use all year round”.

Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band C. Ofcom suggest ultrafast broadband is available. Ofcom suggest 5G mobile coverage is available.

Windmill is a tiny hamlet on the outskirts of Trevone Bay, 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 at the end of the road also has a cafe.

The historic and picturesque fishing town of Padstow is approximately one mile 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 The Old Forge House, follow the B3276 coast road out of Padstow towards Trevone, taking signs to Newquay. After half a mile, turn right into Trevone Road and The old Forge House is the first property on the left hand side. The postcode for satellite navigation is PL28 8RY. What3words: blissful.financial.retrieves



TOTAL FLOOR AREA: 1924 sq.ft. (178.7 sq.m.) approx.