Tristan
TREVONE

Jackie Stanley
ESTATE AGENTS

- *Substantial & Uniquely Designed Detached House of Over 2,500 Square Feet*
- *Approximately 200 Metres from the Sandy Beach & Rock Pools of Trevone Bay*
- *Far Reaching Views of the Ocean from the Balcony*
- *Five Double Bedrooms/Three Modern Bathrooms*
- *Three Reception Rooms*
- *Beautifully Presented Spacious Accommodation*
- *Large Landscaped Gardens Extending to Approximately 0.33 Acres*
- *Ample Driveway Parking*

Situated just 200 metres from the beautiful and revered sandy beach at Trevone Bay is Tristan, a substantial five bedroom detached house of over 2,500 square feet with expansive split level living accommodation, thoughtful design and a high quality finish.

Tristan has five genuine double bedrooms as well as three modern bathrooms and three reception rooms across three split level storeys. From the balcony located off the lounge, one can enjoy far reaching views to the ocean beyond.

Beautifully presented and maintained throughout, the accommodation briefly comprises a contemporary fitted kitchen with a full range of sleek cabinets and drawers together with a range of integrated appliances, central island with breakfast bar and granite work surfaces. There is a dedicated dining area with French doors leading to the rear garden. A snug complete with wood-burning stove adjoins the kitchen from where access is gained to a south facing raised deck. A rear entrance to the property is provided from an enclosed porch and via a utility room to the kitchen.
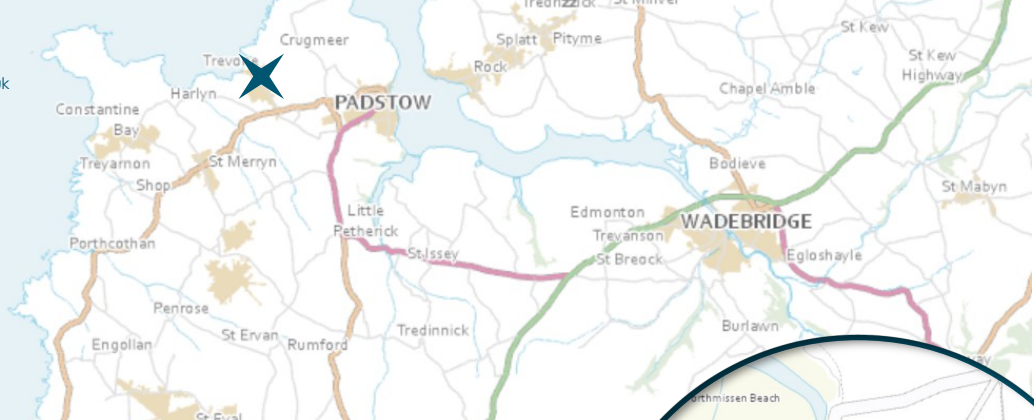
The large lounge, located to the front of the property, has a tall and impressive fully glazed gable providing an abundance of natural light and a half staircase to a mezzanine. Also from the lounge, access is gained through wide sliding doors to the tiled balcony with glass and stainless steel balustrade and beautiful views to the ocean and headlands.

There are five genuine well appointed double bedrooms, two with en-suite shower rooms and an additional large family bathroom with bath and separate shower. A convenient cloakroom is provided off the lower lobby.
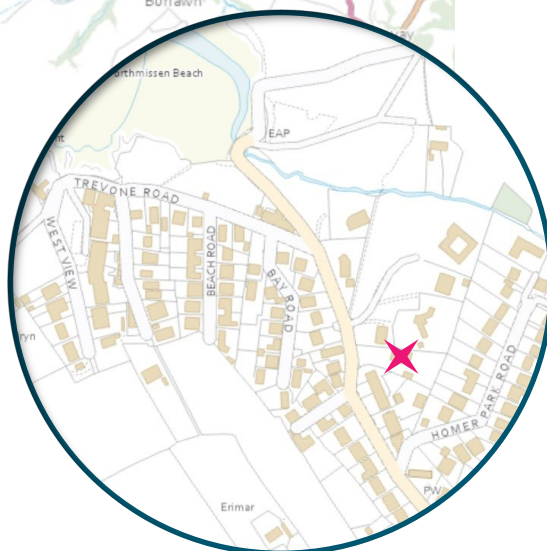
Tristan, Trevone, PL28 8QX
£1,350,000 guide

"Situated just 200m from the beautiful and revered sandy beach at Trevone Bay"
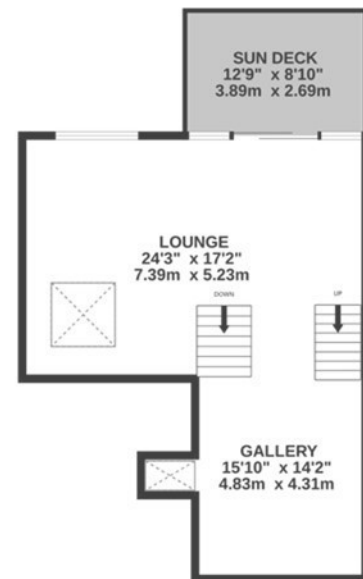
A large storage room exists off the rear passageway which could be opened up and utilised as additional living or bedroom accommodation.

Tristan has beautifully landscaped gardens and grounds that extend to approximately 0.33 acres. This includes a large swathe of lawn to the front of the property adjacent to the tarmacadam driveway. There is plenty of driveway parking to the front and side. The rear garden is fully enclosed with fence boundaries, patio and another large area of lawn. A useful outside shower is provided for swimmers returning from the beach.

The front and rear gardens are abundantly stocked with an array of colourful plants, a variety of shrubs and small trees within the borders surrounding the house. Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band F. Please note, there is a right of way over the driveway for access to the neighbouring property.
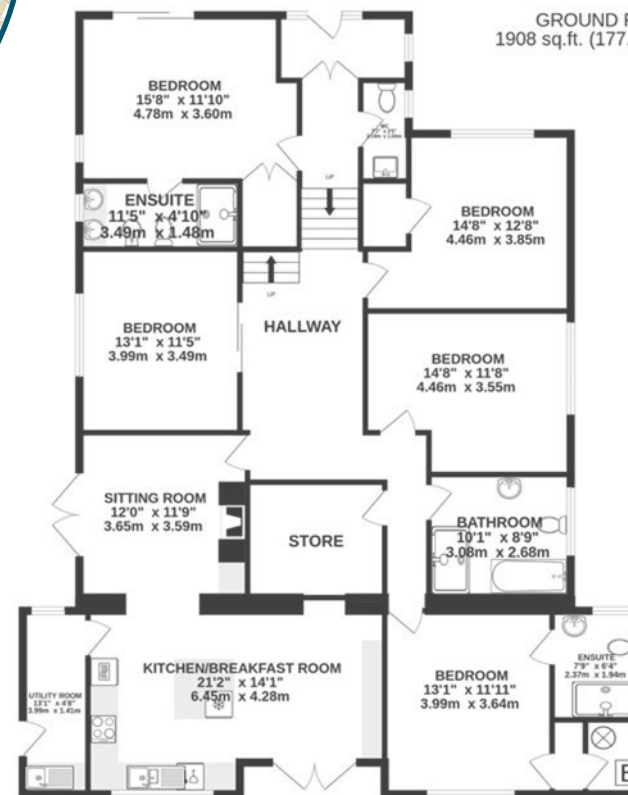
Trevone Bay is a highly popular coastal village in an area of outstanding natural beauty. There is a beautiful sandy beach, a wonderful separate slate beach ideal for children to go rock pooling, and a fabulous footpath for stunning walks along the North Cornish coast. The highly regarded farm shop, 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 Tristan, 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 Tristan can be found approximately 200 metres from the beach on the right hand side. The postcode for satellite navigation is PL28 8QX. What3words: liquid.choirs.agency

TOTAL FLOOR AREA
2505 sq.ft. (232.8 sq.m.) approx.

1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.

SUN DECK
12'9" x 8'10"
3.89m x 2.69m

LOUNGE
24'3" x 17'2"
7.39m x 5.23m

GALLERY
15'10" x 14'2"
4.83m x 4.31m

GROUND FLOOR
1908 sq.ft. (177.3 sq.m.) approx.

BEDROOM
15'8" x 11'10"
4.78m x 3.60m

ENSUITE
11'5" x 4'10"
3.49m x 1.48m

BEDROOM
14'8" x 12'8"
4.46m x 3.85m

BEDROOM
13'1" x 11'5"
3.99m x 3.49m

HALLWAY

BEDROOM
14'8" x 11'8"
4.46m x 3.55m

SITTING ROOM
12'0" x 11'9"
3.65m x 3.59m

STORE

BATHROOM
10'1" x 8'9"
3.08m x 2.68m

UTILITY ROOM
13'1" x 4'8"
3.99m x 1.42m

KITCHEN/BREAKFAST ROOM
21'2" x 14'1"
6.45m x 4.28m

BEDROOM
13'1" x 11'11"
3.99m x 3.64m

ENSUITE
7'9" x 6'4"
2.27m x 1.94m

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