

West View House

TREVONE



Jackie Stanley
ESTATE AGENTS



- **Substantial Frontline Three Storey Semi Detached Period Home**
- **Five Bedrooms, Three Bathrooms & Three Reception Rooms**
- **Magnificent Uninterrupted Views of the Sea, Beach & Coastline**
- **50 Yards from the Sandy Beach & Rock Pools of Trevone Bay**
- **Planning Permission to Extend & Improve (PA20/10976)**
- **Detached Boathouse/Annexe Room**
- **Sea View Gardens & Ample Driveway Parking**



West View House is a substantial five bedroom property located in a simply stunning frontline position with astonishing uninterrupted views of the ocean and a 180 degree aspect. Being just 50 yards from the beach makes this a once in a lifetime opportunity to purchase a property in a uniquely privileged location within sought after Trevone Bay.

The Victorian accommodation is characterful and comfortable with a mix of original qualities and modern improvements. Spread over three floors, the substantial accommodation briefly comprises five bedrooms, all of which have superb sea views, living room, separate dining room, fitted and equipped kitchen, conservatory, three bathrooms and a utility room.

Externally, West View House has ample driveway parking to the front while to the rear is an enclosed garden providing a combination of lawn and paving. At the end of the garden sits a detached building—providing excellent storage to one side and additional accommodation on the other with kitchenette and separate shower room.

The current vendors have obtained planning permission, under planning reference PA20/10976, to improve and extend the property, whilst enhancing its character in keeping with surrounding properties.

Services to the property include mains gas, electricity, water and drainage. EPC rating D. Council tax band deleted. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

Suitable as both a permanent family home and as a holiday home with strong letting potential, Jackie Stanley strongly recommend viewing at the earliest opportunity to fully appreciate this lovely home and its fabulous, immediate proximity to the beach.

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 local surf shop also has a cafe.

The historic and picturesque fishing town of Padstow is less than two miles away and has many lovely cafés, 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.

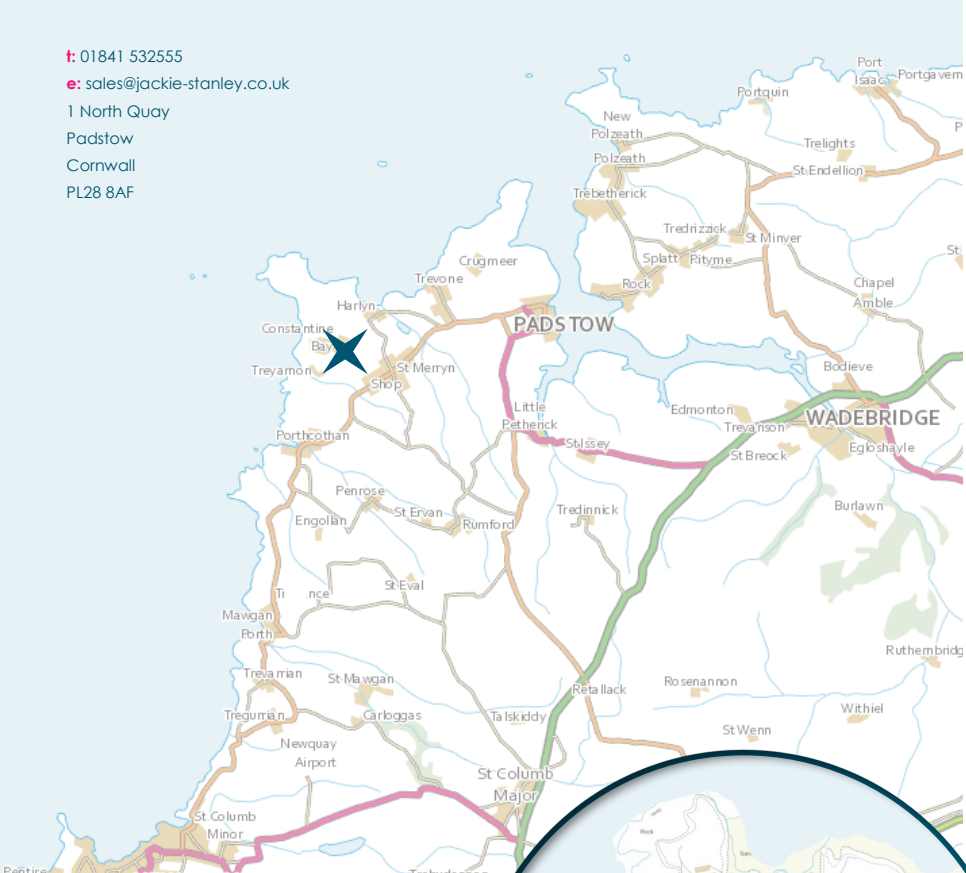


West View House, Trevone,

PL28 8RD

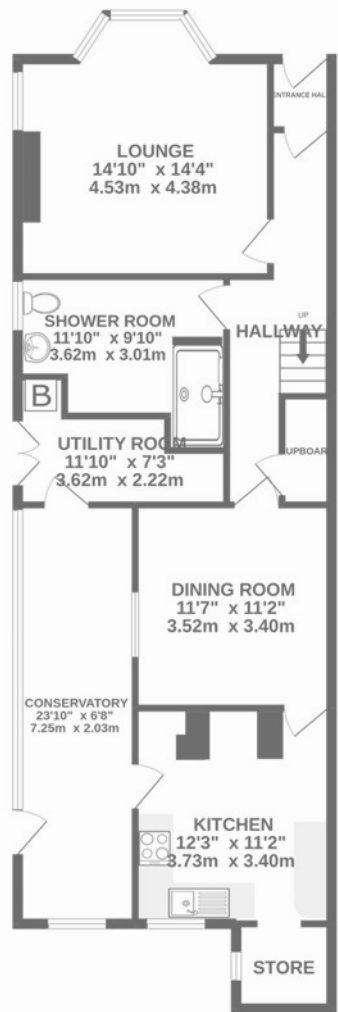
£1,650,000

t: 01841 532555
 e: sales@jackie-stanley.co.uk
 1 North Quay
 Padstow
 Cornwall
 PL28 8AF



To find West View House, follow the B3276 coast road out of Padstow towards Trevone, taking signs to Newquay. After half a mile, turn right to Trevone. Follow the lane all the way down, passing the beach and the carpark on your right. As you head round the bend, take the turning on your left into West View. West View House is the first property on the right hand side. The postcode is PL28 8RD. What3words: leopard.dispenser.steroids

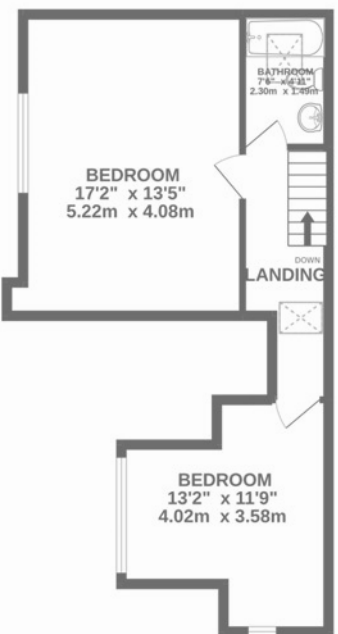
GROUND FLOOR
 902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR
 584 sq.ft. (54.2 sq.m.) approx.



2ND FLOOR
 439 sq.ft. (40.8 sq.m.) approx.



GROUND FLOOR
 379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 2304 sq ft (214.1 sq m)

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