

Dolphins Barn Plot

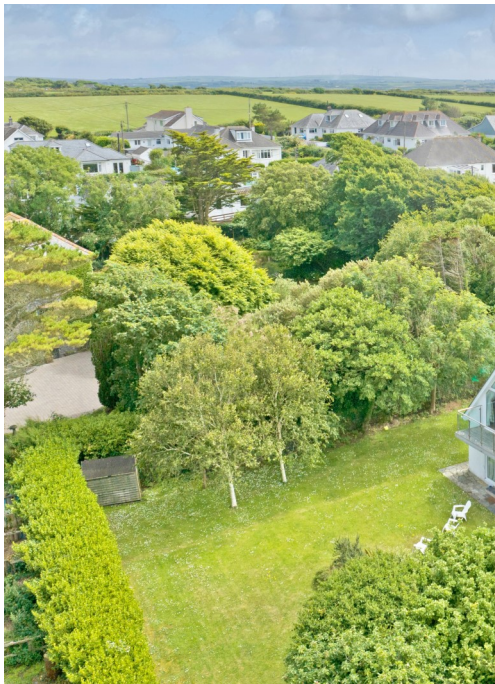
TREVONE



Jackie Stanley
ESTATE AGENTS



- **Rare Development Opportunity**
- **Approximately 600 Metres from the Sandy Beach & Rock Pools of Trevone Bay**
- **Private Tranquil Cul-De-Sac**
- **Details Planning Permission for a 1,959 Square Foot Detached Dwelling**
- **Four Bedrooms/Three Bathrooms**
- **Reverse Living Design**
- **Plot Extending to Approximately 0.13 Acres**
- **Ample Driveway Parking**



Jackie Stanley are delighted to bring to the market this rare opportunity to acquire a building plot situated in a quiet, tranquil, sought after cul-de-sac, just 600 metres from the beautiful & revered beach of Trevone Bay.

Dolphins Barn Plot was granted planning permission in October 2022 for a contemporary new dwelling,

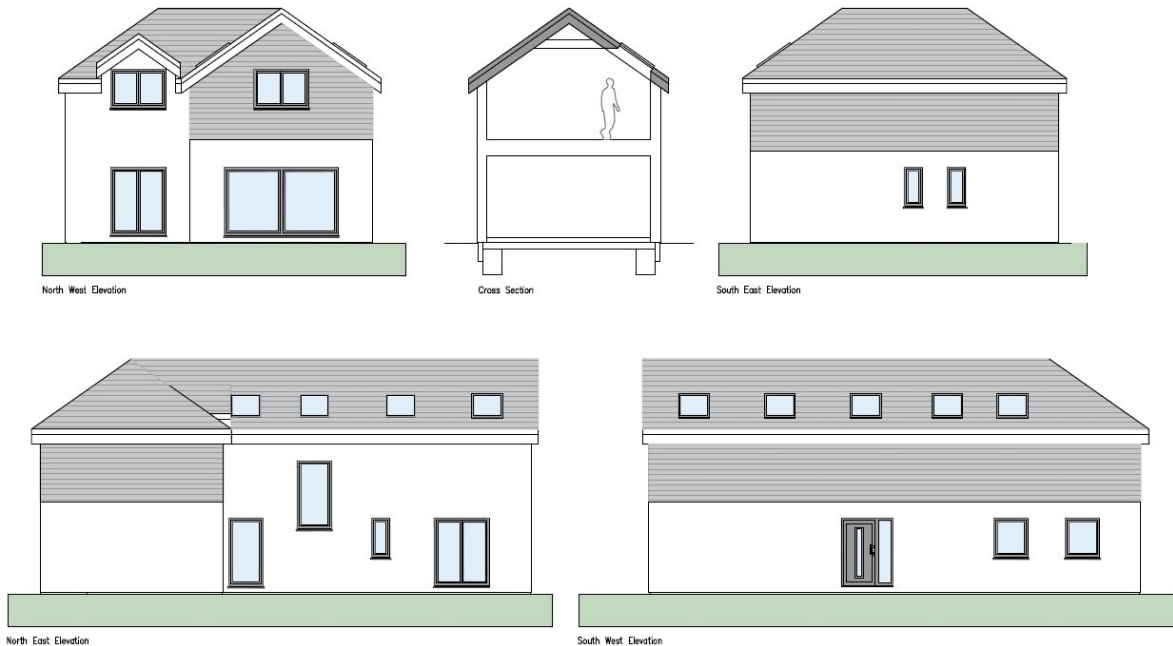
Occupying a plot of approximately 0.13 acres, the two storey arrangement incorporates four double bedrooms three bathrooms to the first floor with an open plan living arrangement on the ground floor including a separate utility room and cloakroom. The proposed dwelling will extend to approximately 1,959 square feet.

Hanse Haus, the German based prefabricated house builders who specialise in custom-designed low energy houses, have been selected to design and construct the proposed dwelling. The house has been designed with high levels of insulation, air tightness and utilisation of solar gains to produce exceptionally low running costs.

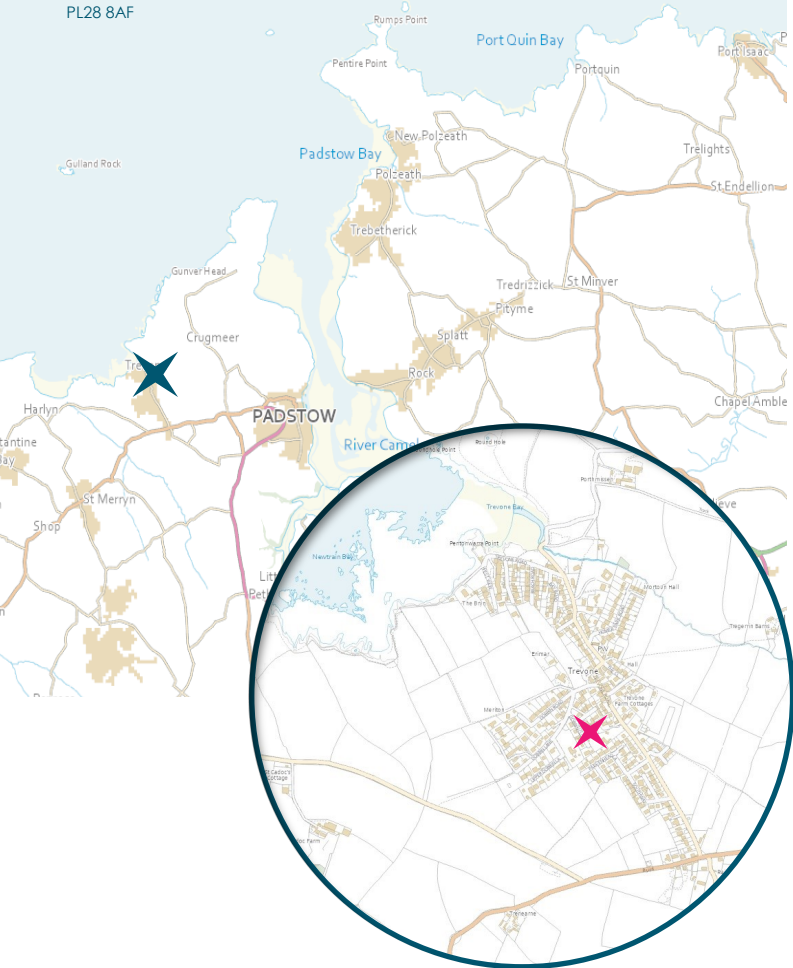
The proposed dwelling is located in an unutilised area of curtilage to the east of Dolphins Barn and on a similar footprint. The site will be accessed from the west using a drive way adjacent to Dolphins Barn. Proposed services to the new dwelling are mains water, electricity and drainage with air source underfloor heating.

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 great cafe. 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.

Dolphins Barn Plot, Trevone PL28 8QS £500,000 guide



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To find Dolphins Barn Plot, 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 down towards the beach before turning left onto Dobbin Road opposite the village hall. Bear left onto Dobbin Lane and left again onto Dobbin Close. Dolphins Barn can be found along on the left hand side with the building plot just behind. The postcode for satellite navigation is PL28 8QS. What3words: orbited.ballparks.sands

