

Trerice
TREYARNON BAY



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ESTATE AGENTS





- *Brand New Contemporary Detached House with Sea Views*
- *Prime Location 200 Yards from the Golden Sands of Treyarnon Bay*
- *Five/Six Bedrooms with Four Premium Bathrooms*
- *Over 2,500 Square Feet of Uniquely Designed Accommodation with Exceptional Architectural Quality*
- *Fabulous Contemporary Kitchen & Spacious Open Plan Living Space*
- *Air Source Underfloor Heating System & EV Charging Point*
- *Substantial Sea View Roof Terrace, Balcony, Lawn & Granite Patios*
- *A Mile from Trevoze Golf Course & **a Short Drive from Padstow's** Historic Quayside & Revered Restaurants*

Located in one of the most sought after locations on the North Coast of Cornwall and just 200 yards from the stunning golden sands of Treyarnon Bay, is Trerice.

This brand new architecturally innovative and highly contemporary five/six bedroom detached house exceeds 2,500 square feet and has been constructed by Waterbeach Property Company, part of a prestigious and exclusive development of five bespoke beach houses named Waterbeach Mews.

This brand new bespoke beach house has been architecturally designed to incorporate a style and design that reflects the ultimate Cornish coastal lifestyle. Stunning sunset and moonscape vistas from the contemporary living space, roof terrace and balcony are maximised by the cleverly conceived split level accommodation and harmonious flow throughout. Trerice demonstrates both modern and traditional elements, namely natural stone and slate hung external facades in contrast to the mono pitch zinc and green roof.

The split level nature of Trerice makes for a uniquely innovative configuration, the bedroom wing separated from the large open plan living space, roof terrace and balcony where the sea views can be enjoyed from the westerly orientation.

Internally, the exceedingly high specification includes an air source heating system, mechanical ventilation and heat recovery system, a beautiful sleek contemporary kitchen with fully integrated Miele appliances, aluminum windows and doors, four stylish modern bathrooms, premium Villeroy and Boch sanitary ware and tiling and frameless clear glass balcony balustrading.

Trerice, Treyarnon Bay, PL28 8JR
£2,500,000 guide



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Externally, the garden wraps around the property using a combination of lawn, shrub and planted beds and generous silver granite patios and paths. There is gravelled driveway parking for four vehicles alongside an electric car charging point. Services to the property include mains water, electricity and drainage. EPC rating B. Council tax band TBC. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

Treyarnon Bay is one of the gems of the North Cornish Coast with a stunningly large expanse of golden sand surrounded by low cliffs and backed by sand dunes. A mecca for surfers because of the year round consistent surf and a firm favourite with families due to the safe bathing and super rockpools for climbing, swimming and exploring. Treyarnon boasts a small café and summer beach shop and the South West footpath passes right across the bay. Renowned Constantine Bay is an easy walk away, across the flat headland North of Treyarnon. Constantine Bay is one of the most popular bays in North Cornwall, home to one of its finest and renowned surfing beaches as well as the championship golf course at Trevoze. There is the superb Constantine Bay Stores and surf shop nearby and St Merryn village is just one mile distant with a selection of restaurants, shops and public houses. The revered Pig restaurant and hotel is a scenic 20 minute walk away in nearby Harlyn.

The historic and picturesque fishing town of Padstow is just five miles distant, revered for being Cornwall's foodie capital with restaurants such as Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Stein's esteemed Seafood restaurant to name just a few.

To find Trerice, leave Padstow and turn right onto the B3276 and follow the road for 3.7 miles driving through St Merryn. Turn right at signs to Treyarnon and follow this lane for approximately one mile to the centre of Treyarnon, following signs for Treyarnon Bay. Approximately 200 yards from the beach, turn right into Waterbeach Mews and Trerice is the third house into the development. The postcode for satellite navigation is PL28 8JR. What3words: corn.pads.signed



TOTAL FLOOR AREA: 2354 sq.ft. (218.7 sq.m.) approx.

