

# Pemberley

NR PORTHCOTHAN



**Jackie Stanley**  
ESTATE AGENTS





- ***Deceptively Spacious & Versatile Detached House***
- ***Tranquil Rural Hamlet close to Porthcothan Bay***
- ***Six Bedrooms/Four Bathrooms***
- ***Two Self Contained Annexes***
- ***Over 2,280 Square Feet of Accommodation***
- ***Approximately 0.2 Acres of Gardens & Grounds***
- ***Ample Driveway Parking***
- ***Fantastic Scope for Modernisation or Redevelopment***

This deceptively spacious and versatile detached house is situated in the pretty hamlet of Treburrick, exactly one mile from the beautiful beach of Porthcothan Bay.

Pemberley extends to over 2,280 square feet of adaptable accommodation incorporating a main three bedroom residence, a two bedroom self contained annexe and one bedroom self contained annexe. From first floor level are far reaching views of the North coast and ocean while the gardens and grounds extend to approximately 0.2 acres.

As the accompanying floorplan illustrates, the main house accommodation comprises a large lounge with wood burning stove, fitted



kitchen with gas range cooker, utility room, study, shower room, three bedrooms and a master en-suite. A door to the side of the property leads to a staircase that ascends to the first floor one bedroom annexe. This has a lounge with far reaching views, modern galley style kitchen, a double bedroom and shower room.

The two bedroom annexe is accessible from the other side of the building and is again self contained incorporating two bedrooms, a stylish shower room, modern fitted kitchen and good size lounge area. To the rear of the building is an enclosed garden with established hedging and further hardstanding to the side. To the front is ample driveway parking and an enclosed lawn with a Cornish stone wall boundary.

Pemberley is a sizable and versatile property that would benefit from a scheme of modernisation and remodelling.

Services to the property include mains water and electricity, an oil fired central heating system and private drainage. EPC rating D, D and C. Council Tax Band D. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

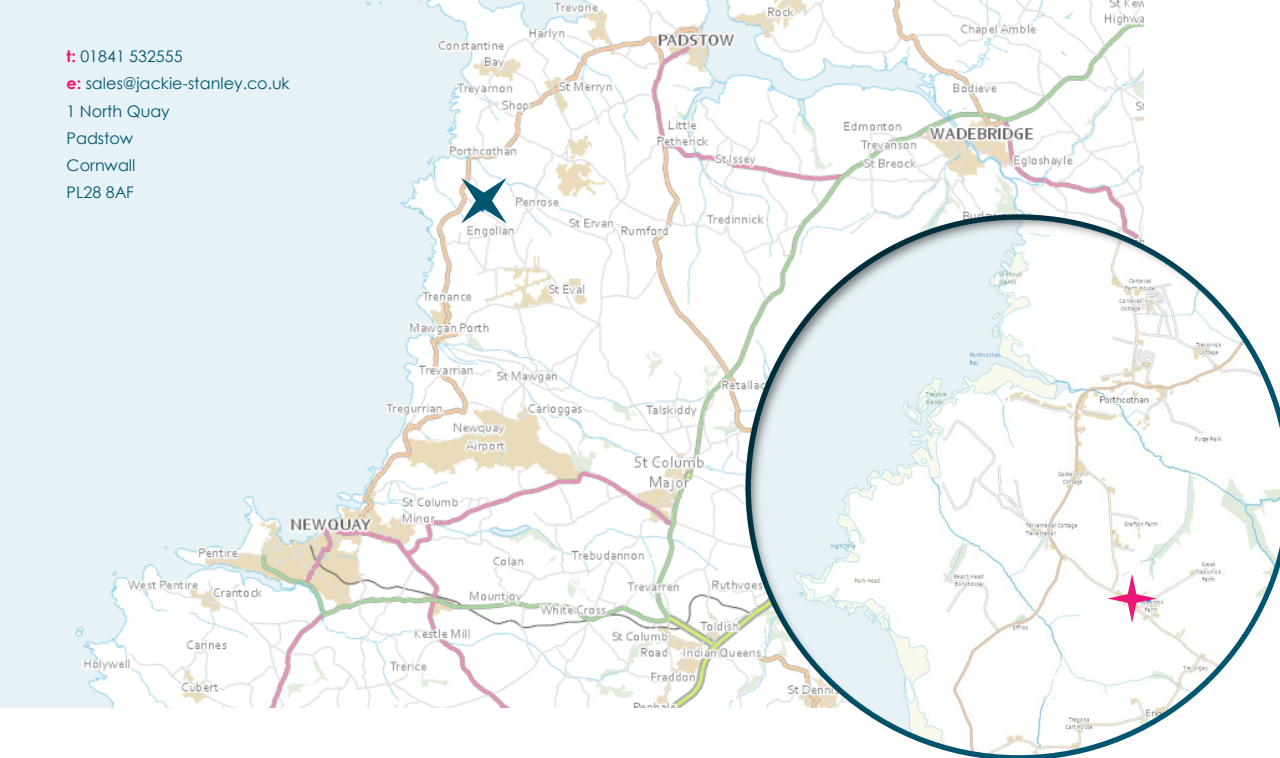
## Pemberley, Treburrick, PL27 7UR

£530,000 guide





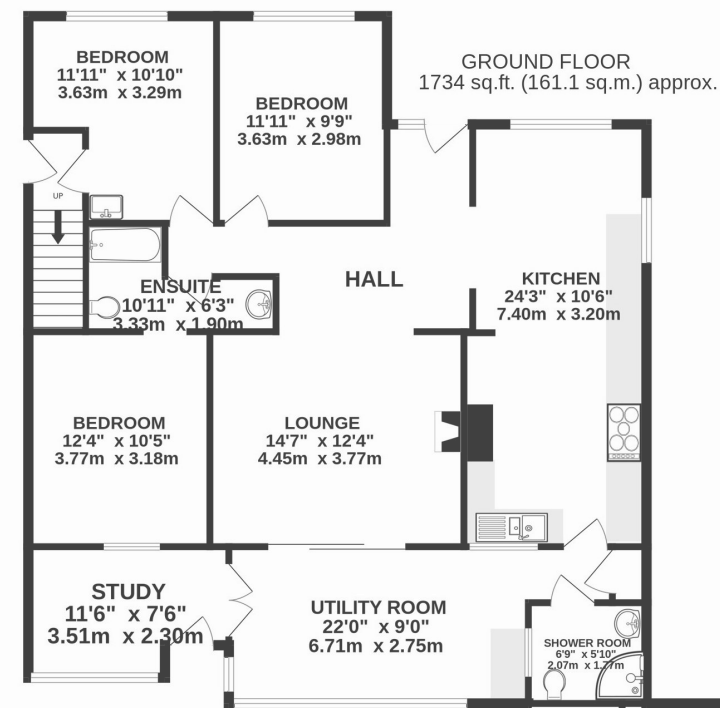
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The pretty and peaceful hamlet of Treburric lies approximately one mile inland from the enclosed golden sandy beach of Porthcothan Bay. Just 2.5 miles along the coast is Mawgan Porth, now one of the most sought after locations in North Cornwall. The magnificent sandy beach is famous for water sports activities serving surfers and bathers alike with stunning cliff and coastline walks. Fine dining is available locally at the award-winning Scarlet Hotel as well as first class spa and recreational facilities at The Scarlett & Bedruthan Hotel. The bay provides a range of amenities including a local store, cafes, public house, surf school and gift shops. A leading venue for beach sports, events, dog walkers and a renowned surfing hotspot, Watergate Bay is located a further two miles along the coast. The bay is an extremely sought after beach location, with a hive of activity and a wide range of events held at the bay throughout the year such as surf competitions and water sports meaning the atmosphere in the small beach community is one of great energy and excitement.

Rick Stein's esteemed Seafood restaurant, Paul Ainsworth's Michelin starred No.6 and cool seafood bar Prawn On The Lawn in picturesque Padstow can be found just a few miles along the very scenic coast road. Well situated for ease of transport, Treburric is approximately a 20 minute drive off the main A30 and just 10 minutes away from Newquay Airport with its domestic and international flight services. The main line train station at Bodmin Parkway is approximately a 30 minutes drive away.

To find Pemberley, from Padstow follow the B3276 towards Newquay passing through St Merryn and Porthcothan. Approximately ¾ of a mile after passing through Porthcothan, turn left at signs for Treburric, St Eval and St Ervan. Follow this lane for approximately 0.4 miles and Pemberley will be found along on the left hand side. The postcode for satellite navigation is PL27 7UR. What3words: chatted.revisits.accent



TOTAL FLOOR AREA : 2281 sq.ft. (211.9 sq.m.) approx.

