



Neptune  
TREYARNON BAY



Jackie Stanley  
ESTATES



- **Spacious Low Maintenance Holiday Cottage**
- **Prime Location 150 from the Golden Sands of Treyarnon Bay**
- **Three Bedrooms**
- **Stylish & Comfortable Accommodation**
- **High Specification Kitchen & Two Modern Bathrooms**
- **Private Courtyard & Allocated Parking Space**
- **Fully Furnished Successful Holiday Let with Onward Bookings in Place**
- **A Mile from Trevoze Golf Course & a Short Drive from Padstow's Historic Quayside & Revered Restaurants**



Neptune is a stylish and spacious three bedroom holiday cottage on the popular Ocean Blue complex at Treyarnon Bay.

The location is superb, allowing access to the beautiful beach of Treyarnon in minutes and Constantine Bay in an easy and flat five to ten minute walk across the headland. The Ocean Blue development benefits from secure gated entry and landscaped grounds and, being on the smaller rear terrace of just five properties, Neptune backs on to the surrounding open countryside.

Neptune has a light and bright ambience incorporating a large open plan living space featuring a modern and fully integrated

kitchen complete with black granite work surfaces. There are dedicated areas for dining and lounging with a combination of tiled and engineered wood floor underfoot and a high vaulted ceiling above. Patio and French doors open to the enclosed courtyard to the front and side, perfect for al fresco dining. The ground floor is also home to a double bedroom with patio doors to the front, recessed wardrobe and stylish en-suite shower room.

Carpeted stairs lead to the first floor where you will find a small landing area and doors to two well-proportioned bedrooms and the family bathroom. The double bedroom has front facing patio doors and Juliette balcony as well as a recessed cupboard. The second bedroom is a single/bunk room with pleasant views across farmland at the rear. The family bathroom has a modern fitted suite featuring fully tiled walls, a heated towel rail, crisp white sanitary ware and a shower over bath. There is an allocated parking space adjacent with further visitor parking available.

Neptune is currently a successful holiday let with a consistent level of occupancy and income, details of which are available upon request.

**Neptune, 22 Ocean Blue**  
**Treyarnon Bay, PL28 8JN**  
£550,000 guide



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



Neptune is held on the remainder of a 999 year lease from the 1st January 2006. An annual service charge of approximately £2,000 pa is payable for the upkeep of the communal areas. Services to the property include mains water, electricity and drainage with LPG central heating. EPC rating D. Council tax band deleted. Ofcom suggest superfast broadband availability. Ofcom suggest limited 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 restaurants, shops and public houses. The highly reviewed 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, renowned 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 Neptune, 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 and the Youth Hostel. As you reach the beach area, the road forks and you will see the sign for Ocean Blue to the right. Follow the driveway straight up and round to the right, Neptune is the first property in the terrace of five. The postcode for satellite navigation is PL28 8JN. What3words: hinted.tolerates.calendars

