



Rockpool  
TREVONE



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ESTATE AGENTS





- **Beautifully Presented Detached House of Over 1,760 Square Feet**
- **Less than 200 Metres from the Sandy Beach & Rock Pools of Trevone Bay**
- **Large Inset Balcony with Ocean Views**
- **Four Bedrooms/Three Modern Bathrooms**
- **Three Reception Rooms**
- **Beautifully Presented Spacious Accommodation**
- **Pretty Enclosed West Facing Gardens, Decking & Garden Shed**
- **Ample Driveway Parking**

Situated just 200 metres from the beautiful and revered sandy beach at Trevone Bay is Rockpool, a beautifully presented and perfectly formed four bedroom detached house of over 1,760 square feet with versatile living accommodation.

Rockpool has three genuine double bedrooms as well as a further single bedroom currently set up as a twin together with three modern bathrooms and three reception rooms across two storeys. From the inset private balcony accessed from the master bedroom suite, one can enjoy far reaching views to the sea.



Beautifully presented and maintained throughout, the accommodation briefly comprises a contemporary fitted kitchen with a full range of modern cabinets and drawers together with a range of integrated appliances and black granite work surfaces. The kitchen/dining room is a large social space which patio doors leading to the composite decking and south west facing suntrap garden. Separately, the sitting room has a high vaulted ceiling and another set of patio doors leading to the composite decking. There is even a small snug which doubles as a fifth bedroom and a separate utility/boot room. Three of the bedrooms reside on the ground floor with one en-suite shower room and a stylish family bathroom.

Up on the first floor is the master suite, a large double bedroom with a vaulted ceiling accompanied by a large dressing room/sitting area, en-suite shower room and the aforementioned inset balcony which is a real suntrap. Sea and coastal views can be enjoyed from the balcony and array of Velux windows.

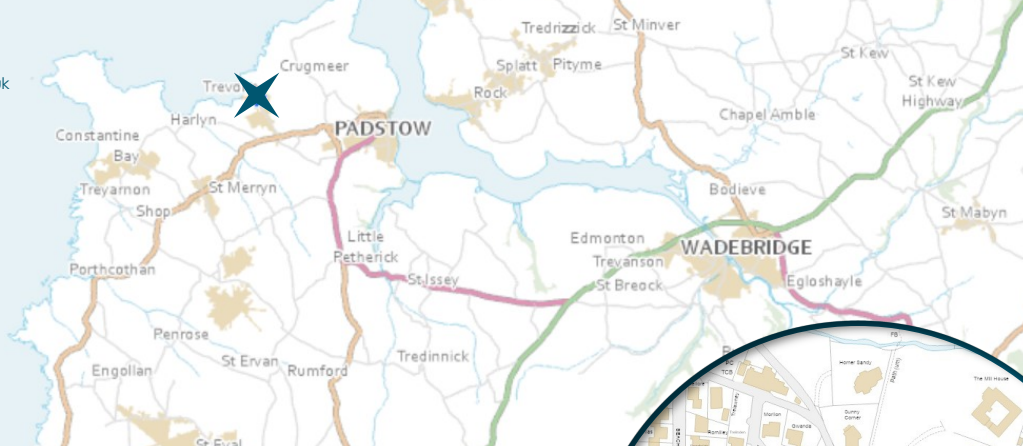
The rear of Rockpool is a fully enclosed and extremely private landscaped garden comprising low maintenance

## Rockpool, Trevone, PL28 8QX

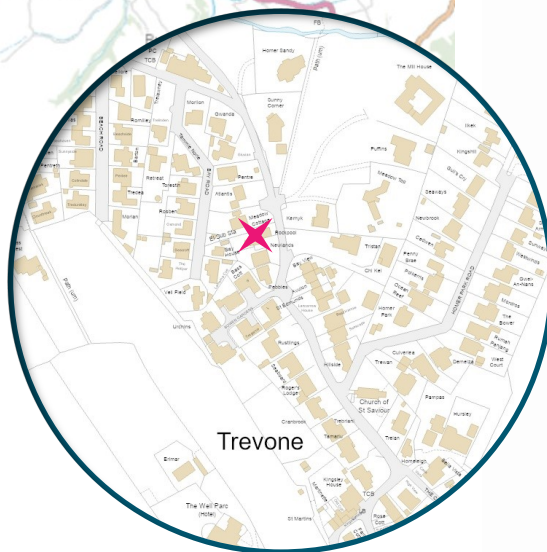
£950,000 guide



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"Situated just 200m from the beautiful and revered sandy beach at Trevone Bay"



composite decking, lawn and a large garden shed. The borders are well stocked and mature with fenced boundaries. To the front is a block paved driveway providing ample parking space for several vehicles alongside an EV charger. Behind tall gates is another area of block paving, perfect for a table tennis table.

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

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 café with a bar and evening music. 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.

To find Rockpool, 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 all the way down towards the beach. Rockpool can be found approximately 200 metres from the beach on the left hand side. The postcode for satellite navigation is PL28 8QX. What3words: bounty.wrenching.timer

