

An aerial photograph of a large, white, two-story house with a grey tiled roof and multiple dormer windows. The house is surrounded by lush green lawns, mature trees, and a swimming pool in the foreground. In the background, other houses and a coastal landscape with the ocean are visible under a clear blue sky.

Vallens


CONSTANTINE BAY



Jackie Stanley
ESTATE AGENTS



- **Tranquil, Secluded & Private Coastal Location**
- **Large Seven Bedroom Detached House with Elegant Interiors**
- **Four Large Double Bedrooms with Two En-Suite Bathrooms**
- **Outstanding Carefully Curated Gardens of Oasis Extending to Almost 0.5 Acres**
- **Interconnecting Self Contained Three Bedroom Annexe**
- **Stunning Outdoor Heated Swimming Pool & Garden Room**
- **Large Attached Garage & Ample Driveway Parking**
- **A Short Stroll to Constantine Bay & Trevoise Golf Club**

An aerial photograph of a large, white, two-story house with a dark grey tiled roof. The house features several dormer windows and a large wooden garage door. A dark-colored SUV is parked on a gravel driveway in front of the house. To the right of the house is a rectangular swimming pool with a blue interior. The property is surrounded by lush green lawns, mature trees, and well-manicured hedges. In the background, there are rolling green fields, a line of trees, and a small village with houses and wind turbines on the horizon under a clear sky.

*"The gardens and grounds of Vallen's
provide an oasis of tranquillity, carefully
curated landscaping, generous, mature
planting designed to provide relaxation,
beauty and a serene atmosphere"*



Vallens occupies a tranquil, secluded and private coastal location adjoining open countryside within an exclusive, desirable and sought after residential area of Constantine Bay on the North coast of Cornwall.

This elegantly substantial home displays beautifully presented well-proportioned accommodation extending to approximately 2,985 square feet which cleverly incorporates an interconnecting self contained three bedroom annexe.

Without question, the gardens and grounds of Vallens provide an oasis of tranquillity, carefully curated landscaping, generous, mature planting designed to provide relaxation, beauty and a serene atmosphere.

At almost half an acre, these most outstanding luscious gardens include an impressive outdoor heated swimming pool, pool room with decking and cloakroom, patio and various private seating areas.

Noteworthy attributes include stripped wood floorboards, oil fired Aga, UPVC double glazed windows, natural slate internal window sills, farmhouse style latched doors, a wood burning stove, a soft neutral colour palette throughout, large garage and a total of seven bedrooms and four bathrooms.

The accommodation features a farmhouse style kitchen in a shaker style complete with the Aga and integrated dishwasher, electric hob, waste disposal unit, tall fridge and microwave. Built in benched seating with storage and beams to the ceiling provide character. There is a separate utility room, home to the central heating boiler and freezer. The kitchen overlooks the stunning rear garden as does the dining room, with French doors to the patio, and the sitting room with the aforementioned wood burning stove. Natural light floods each of the principal reception rooms with a different aspect of the garden from each.

Vallens, Constantine Bay, PL28 8JF

£2,500,000 guide



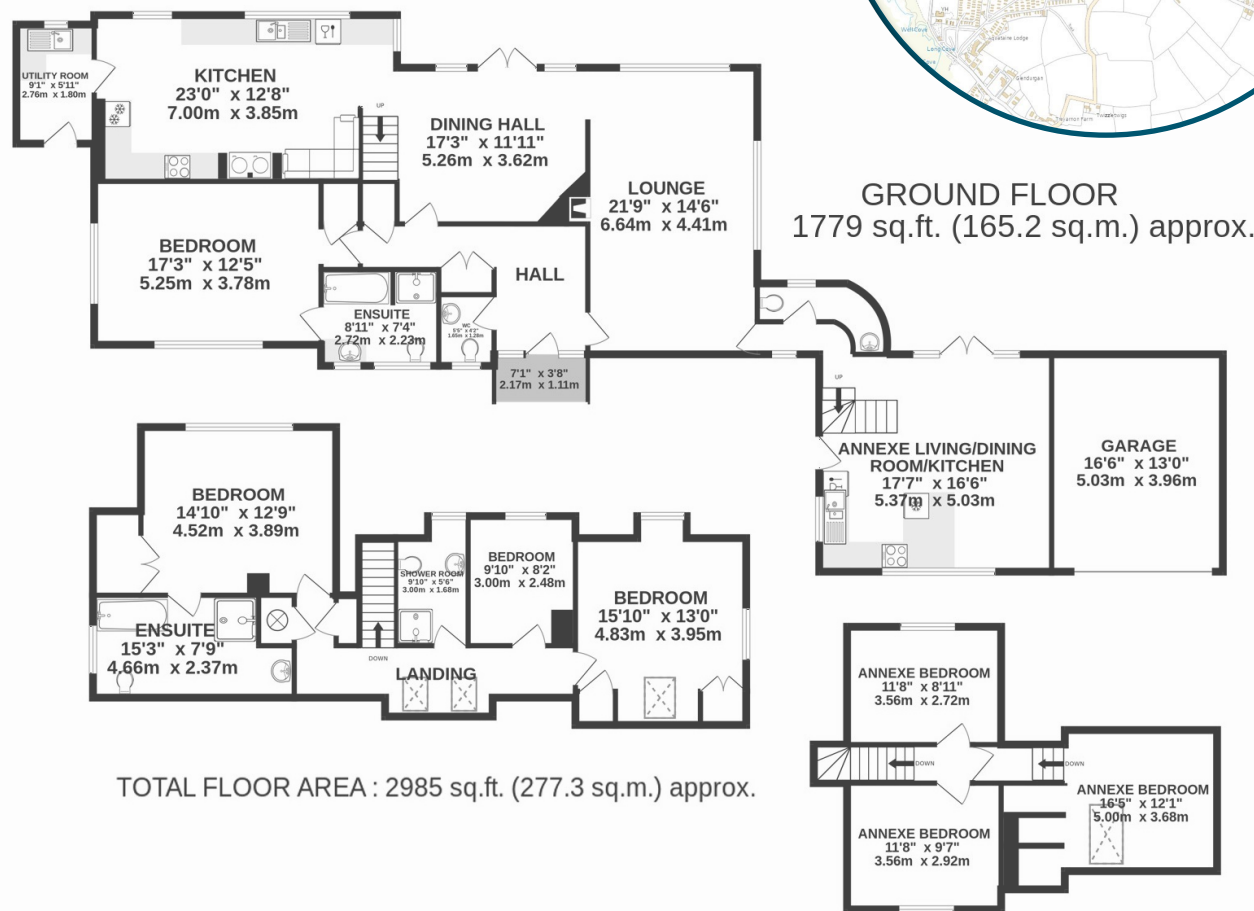


Completing the ground floor accommodation is a large double bedroom, beautifully appointed and benefitting from an en-suite bathroom. The inviting entrance hall has ample integral storage and a handy cloakroom.

Moving up to the first floor, one will find a further three double bedrooms—the master bedroom having an elegant en-suite bathroom complete with a bath, separate shower enclosure and beautiful views over the adjacent farmland. The family shower room is finished with funky tiling.

With its own front door and accessible via an interconnecting door to the main house, the annexe is purpose built and completely self contained. Three double bedrooms reside on the first floor while the living accommodation is of open plan design and includes a fully integrated kitchen. The shower room has a clever curved wall design and a wetroom shower.

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TOTAL FLOOR AREA : 2985 sq.ft. (277.3 sq.m.) approx.

The extensive gardens are a gardeners paradise, a lush vibrant space teeming with life. The current vendors have cultivated the gardens filled with an abundance of plants, shrubs and trees to include several varieties of sedums, roses, smoke bush and verbenas, huge, impressive Gunnera growing from the stream at the bottom of the garden, a banana tree ginger lilies, tree ferns, twisted hazel, willow trees, a large beech hedge and large magnolia. To the front of Vallens is a gravelled driveway and an attached garage with electric up and over door, washer/dryer and chest freezer. Services to the property include mains water and electricity, oil fired central heating and private treatment plant drainage. EPC rating E and C. Council tax bands F and A. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile coverage.

Constantine Bay is one of the most sought after bays in North Cornwall, home to one of its finest renowned surfing beaches as well as the championship golf course at Trevose. There is the superb Constantine Bay Stores and surf shop nearby and bustling St Merryn village is just one mile distant with a selection of restaurants, shops and public houses. Chic boutique hotel and restaurant, The Pig, can be found in the next bay of Harlyn and within easy walking distance of Vallens. The historic and picturesque fishing town of Padstow is just four miles away and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Stein's esteemed Seafood restaurant.

To find Vallens, leave Padstow and turn right onto the B3276 and follow this road for approximately 2.8 miles driving through St Merryn. Turn right at signs to Constantine Bay and follow this lane passing through Towan. When you reach the 30mph limit entering Constantine, take the first right into Trevose Estate. As the road bends to the left, follow the right hand turning to the end of the road and then bear right. The private entrance to Vallens can be found on the right hand side. The postcode for satellite navigation is PL28 8JF. What3words: nightcap.equivocal.bedrooms